

APPLICATION FOR THE CLEAN OHIO CONSERVATION FUND

9/27/01

SUMMARY SHEET

IMPORTANT: Please consult the "Instructions for Completing the Project Application" for assistance with this form.

APPLICANT: Colerain Township Board of Trustees **CODE #** 061-16616
(If Unknown Call OPWC)

DISTRICT NUMBER: 2 **COUNTY:** Hamilton **DATE** 3 /29
/08

CONTACT: Kevin Schwartzhoff **PHONE #** (513)385-7503
(THE PROJECT CONTACT PERSON SHOULD BE THE INDIVIDUAL WHO WILL BE AVAILABLE DURING BUSINESS HOURS AND WHO CAN BEST ANSWER OR COORDINATE THE RESPONSE TO QUESTIONS)

FAX: (513)385-6743 **E-MAIL** kschwartzhoff@coleraintwp.org

PROJECT NAME: Clippard Park Expansion Site Acquisition

ELIGIBLE APPLICANT

(Check Only 1)

- ☐ A. County (1)
☐ B. City (2)
☒ C. Township (3)
☐ D. Village(4)
☐ E. Conservancy District (6)
☐ F. Soil & Water

Conservation District (7)
☐ G. Joint Recreational District (8)
☐ H. Park District/Authority (9)
☐ I. Nonprofit Organization (10)
☐ J. Other _____ (11)

PROJECT TYPE

(Check Largest Component)

- ☒ A. Open Space (7)

☐ B. Riparian Corridor (8)

PRIMARY PROJECT EMPHASIS

13

(Choose a category from Attachment A which most closely describes your primary project emphasis.)

ESTIMATED TOTAL

PROJECT COST (from 1.1f): \$ 154,914

CLEAN OHIO CONSERVATION

FUNDING REQUESTED: (from 1.2e) \$ 94,391

NRAC APPROVAL - To be completed by the NRAC Committee ONLY

GRANT: \$ _____

FOR OPWC USE ONLY

PROJECT NUMBER: _____

APPROVED FUNDING: \$ _____

Local Participation _____ %

Project Release Date: _____

Clean Ohio Fund Participation _____ %

1.0 PROJECT FINANCIAL INFORMATION

1.1 PROJECT ESTIMATED COSTS: TOTAL DOLLARS In Kind Dollars (Round to Nearest Dollar) (See definition in instructions.)

- a.) Acquisition Expenses: \$ 132,444.00
- Fee Simple Purchase \$ _____
- Easement Purchase \$ _____
- Other _____ \$ _____
- b.) Planning and Implementation: \$ 1,970.00 _____
- Appraisal \$ 650.00
- Closing Costs \$ 1,045.00
- Title Search \$ 275.00
- Environmental Assessments \$ _____
- Design \$ _____
- Other Eligible Costs \$ _____
- c.) Construction or Enhancement of Facilities: \$ 12,500.00 \$12,500.00
- d.) Permits, Advertising, Legal: \$ _____ .00 _____
- e.) Contingencies: \$ 8,000.00 _____
(not to exceed 10% of total costs)
- f.) TOTAL ESTIMATED COSTS: \$ 154,914.00

1.2 PROJECT FINANCIAL RESOURCES:

(Round to Nearest Dollar and Percent)

	DOLLARS	
a.) In-Kind Contributions	\$ <u>12,500.00</u>	8%
(Please define) <u>Clearing off dead trees, removal of invasive species, grubbing, excavation, site work, trail development, trail mulching, and rain garden installation to include tilling and amending soil, mulching rain garden and planting of native plant species. Man power and use of loader, Bobcat, chain saws, grader and grinder.</u>		
b.) Applicant Contributions (Local Funds)	\$ <u>48,023.00</u>	31%
c.) Other Public Revenues		
Nature Works	\$ <u>.00</u>	
Land Water Conservation Fund	\$ <u>.00</u>	
Ohio Environmental Protection Agency	\$ <u>.00</u>	
Ohio Water Development Authority	\$ <u>.00</u>	
Community Development Block Grant	\$ <u>.00</u>	
Ohio Department of Natural Resources	\$ <u>.00</u>	
OTHER _____	\$ <u>.00</u>	
d.) Private Contributions	\$ <u>.00</u>	
<i>SUBTOTAL LOCAL RESOURCES:</i>	\$ <u>60,523.00</u>	
e.) CLEAN OHIO CONSERVATION FUND:	\$ <u>94,391.00</u>	
Funds from another NRAC	\$ <u>.00</u>	
<i>SUBTOTAL CLEAN OHIO RESOURCES:</i>	\$ <u>94,391.00</u>	<u>61%</u>
f.) TOTAL FINANCIAL RESOURCES:	\$ <u>154,914.00</u>	<u>100%</u>

1.3 AVAILABILITY OF LOCAL FUNDS:

Attach a statement signed by the Chief Financial Officer listed in section 4.2 certifying all local share funds required for the project will be available on or before the earliest date listed in the Project Schedule section.

Please list any partnership with other sources. (ie; is this part of a larger project or plan):

We will be partnering with OKI Regional Council of Governments and Mill Creek Watershed Council of Communities for the installation of a rain garden on the property.

2.0 PROJECT INFORMATION

If the project is multi-jurisdictional, information must be consolidated in this section.

Please check here if additional documentation is attached.

2.1 BRIEF PROJECT DESCRIPTION - (Sections A through E):

A: SPECIFIC LOCATION: Property to be acquired is located at 3514 Bevis Lane, Colerain Township, Hamilton County, Ohio 45251. Colerain Township's Clippard Park, 10243 Dewhill Drive, shares the property's border to the north. Attached is a map indicating the specific location.

PROJECT COUNTY: Hamilton **PROJECT ZIP CODE:** 45251

B: PROJECT COMPONENTS: Please describe the various project components.

This open space project seeks to acquire 4.73 acres of a 5.41 acre parcel adjacent to Clippard Park, an existing park in Colerain Township that is currently in the planning stages of redevelopment. Acquiring the property will prevent a 10 parcel subdivision from being developed on the property in an area that is already densely populated with houses. The property is currently fenced off and overgrown with non-native, invasive plant species. This project will: remove the non-native, invasive plant species; remove dead trees that are still standing and could pose the threat of falling and injuring residents and the property; excavation of a natural trail that will be paved with wood chips generated in part, if not in whole, from the removal of trees and debris on-site; installation of a rain garden in the area directly south of the Clippard Park parking lot to filter water runoff before it enters area streams and ponds.

C: PROJECT EMPHASIS AS DEFINED BY SECTIONS 164.22 (A) (B) OF THE OHIO REVISED CODE AND LISTED IN APPENDIX A: Please describe.

The emphasis of this project is to protect nearly 4 ¾ acres of land from being developed into a subdivision in an area that is already densely populated. It will open an area that is currently fenced off and overgrown to the public and it will connect two sizeable neighborhoods that are currently cut off from one another. One neighborhood enjoys direct access to Clippard Park but it currently does not have direct pedestrian access to Colerain Avenue, the Township's primary shopping corridor. The other neighborhood has direct pedestrian access to the shopping corridor, but it does not have direct access to an existing park even though it is located within feet of their homes. Keeping it natural will improve the quality of life of area residents by giving them direct access to opportunities for physical activity such as walking and cycling which will benefit residents further by decreasing the number of cars on the road which will in turn reduce air pollution, accidents, driving related stress, and save them money on gasoline.

D: DEFINE TERMS OF EASEMENTS:

PLEASE REFER TO SECTION 164.26 OF THE OHIO REVISED CODE.

N/A

E: INFORMATION REGARDING PUBLIC ACCESS

Where is the access located? Is it open to the general public or are there restrictions? What are the hours of availability? Will the general public be given the opportunity to participate in the planning of the project?

Access to the property will be located off of the paved surface walking trail at Clippard Park, 10243 Dewhill Drive, and from the frontage on Bevis Lane. It will be open to the general public 365 days a year during park hours, which are dawn until dusk. Public meetings for the planning for the redevelopment of Clippard Park have been going on since January of 2008. The last two meetings have discussed the possibility of acquiring the parcel and the public has had the opportunity to provide input. One last meeting will occur in April with the public when the plans are presented to the Board of Trustees.

2.2 OWNERSHIP/MANAGEMENT/OPERATION: Please address.

Colerain Township Board of Trustees will retain ownership of the property.

The Colerain Township Parks & Services Department will manage and maintain the property and keep it open for operation.

Colerain Township Parks & Services Department has five full-time/career maintenance employees, four full-time/non-career maintenance employees, with an average of an additional eight seasonal maintenance employees each year available to maintain the property.

We own a bobcat, three tractors, three Exmark zero turn mowers, seven trucks, central maintenance garage and many additional smaller tools required to maintain the property. For equipment we do not own, we have an account with Sunbelt Rentals, located within Colerain Township, that we can rent small and large equipment from.

We have maintenance contracts with Tru Green Chemlawn and Jeffrey Allen Corporation, Inc. (landscaping company).

We have multiple community businesses, organizations, groups and churches that offer to volunteer their time improving our parks, such as local chapters of the Boy Scouts of America, Wal-Mart, Rumpke, White Oak Christian Church, etc.

Operating budget of \$1.4 million

We have experience in the management of similar projects. In 2003 we applied for and received Clean Ohio Conservation funding for the "West Fork Mill Creek Riparian Corridor."

3.0 PROJECT SCHEDULE:*

	BEGIN DATE	END DATE
3.1 Planning and Implementation:	<u>2 / 1 /08</u>	<u>4 / 30 / 08</u>
3.2 Land Acquisition/Easements	<u>5 / 1 /08</u>	<u>6 / 30 /08</u>
3.3 Site Improvements:	<u>8 / 1 /08</u>	<u>2 / 1 /08</u>

* Failure to meet project schedule may result in termination of agreement for approved projects. Modification of dates must be requested in writing by a project official of record and approved by the commission once the Project Agreement has been executed.

4.0 PROJECT OFFICIALS:

4.1 CHIEF EXECUTIVE OFFICER

Jeffrey F. Ritter
Trustee President, Colerain Township Board of Trustees
4200 Springdale Road
Colerain Township, Ohio 45251
PHONE (513)385-7500
FAX (513)245-6503
E-MAIL jritter@coleraintwp.org

4.2 CHIEF FINANCIAL OFFICER

Heather E. Harlow
Fiscal Officer
4200 Springdale Road
Colerain Township, Ohio 45251
PHONE (513)385-7500
FAX (513)245-6503
E-MAIL hharlow@coleraintwp.org

4.3 PROJECT MANAGER

Kevin Schwartzhoff
Director of Parks & Services
4725 Springdale Road
Colerain Township, Ohio 45251
PHONE (513)385-7503
FAX (513)385-6743
E-MAIL kschwartzhoff@coleraintwp.org

Changes in Project Officials must be submitted in writing from the CEO or CFO.

5.0 ATTACHMENTS/COMPLETENESS REVIEW:

In order that your application may be processed in a timely fashion, please submit your application on 8 2 by 11 white paper with dark ink so that it may be copied for others. It is understood that some items may not conform to this request such as large maps and photographs. Please feel free to include these items.

Confirm in the blocks [] below that each item listed is attached.

- [✓] A certified copy of the authorization by the governing body of the applicant authorizing a designated official to sign and submit this application and execute contracts. This individual should sign under 6.0, Applicant Certification, below.
- [✓] A certification signed by the applicant's chief financial officer stating all local share funds required for the project will be available on or before the dates listed in the Project Schedule section.
- [✓] A formal detailed estimate of the project's costs provided by an architect, landscape architect, or other professional. For land acquisition, an appraisal by a State-certified general real estate appraiser, as defined under ORC 4763 for the type of land being appraised will need to be submitted to the NRAC prior to closing.
- [n/a] A cooperation agreement (if the project involves more than one entity) which identifies the fiscal and administrative responsibilities of each participant.
- [✓] Resolution of Support (Please refer to section 164.23(B)(1) of the Ohio Revised Code for guidance.)
- [n/a] Identification of any participation by state agencies that will provide to this particular project and that will provide assistance with respect to the project.
- [✓] Information concerning the coordination of the project among local political subdivisions, state agencies, federal agencies, community organizations, conservation organizations, and local business groups.
- [✓] Supporting Documentation: Materials such as additional project description, photographs, and/or other information to assist your NRAC in ranking your project. Be sure to include supplements which may be required by your *local* NRAC.
- [✓] Have you reviewed your NRAC's methodology to see that you have addressed all components?

6.0 APPLICANT CERTIFICATION:

The undersigned certifies: (1) he/she is legally authorized to request and accept financial assistance from the Ohio Public Works Commission; (2) to the best of his/her knowledge and belief, all representations that are part of this application are true and correct; (3) all official documents and commitments of the applicant that are part of this application have been duly authorized by the governing body of the applicant; and, (4) should the requested financial assistance be provided, that in the execution of this project, the applicant will comply with all assurances required by Ohio Law, including those involving Buy Ohio and prevailing wages.

Applicant certifies that the project, as defined in the application, has NOT resulted in any transfer of title or rights to land or begun any type of physical improvements prior to the execution of a Project Agreement with the Ohio Public Works Commission. Action to the contrary will result in termination of the agreement and withdrawal of Ohio Public Works Commission funding.

Certifying Representative (Type or Print Name and Title)

Kevin Schwartzhoff, Director of Parks & Services

Kevin Schwartzhoff 14/1/08
Original Signature/Date Signed

ATTACHMENT A

PROJECT EMPHASIS

NOTE: IF THE PROJECT HAS MORE THAN ONE EMPHASIS, PLEASE PLACE A A1" IN THE CATEGORY THAT IS THE PRIMARY EMPHASIS, A A2" IN THE CATEGORY WITH SECONDARY EMPHASIS, AND A A3" IN THE CATEGORY WITH THIRD EMPHASIS.

OPEN SPACE

- ☐ 1. Protects habitat for rare, threatened and endangered species
- ☐ 2. Increases habitat protection
- ☒ A2 3. Reduces or eliminates nonnative, invasive species of plants or animals
- ☐ 4. Preserves high quality, viable habitat for plant and animal species
- ☐ 5. Restores and preserves aquatic biological communities
- ☐ 6. Preserves headwater streams
- ☐ 7. Preserves or restores floodplain and streamside forest functions
- ☒ A3 8. Preserves or restores water quality
- ☐ 9. Preserves or restores natural stream channels
- ☐ 10. Preserves or restores functioning floodplains
- ☐ 11. Preserves or restores wetlands
- ☐ 12. Preserves or restores streamside forests
- ☒ A1 13. Preserves or restores other natural features that contribute to quality of life and state=s natural heritage

RIPARIAN CORRIDOR

- ☐ 14. Fee simple acquisition of lands to provide access to riparian corridors or watersheds
- ☐ 15. Acquisition of easements for protecting and enhancing riparian corridors or watersheds
- ☐ 16. Reforestation of land
- ☐ 17. Planting vegetation for filtration
- ☐ 18. Incorporates aesthetically pleasing and ecologically informed design
- ☐ 19. Enhances educational opportunities and provides physical links to schools and after school centers
- ☐ 20. Acquisition of connecting corridors
- ☐ 21. Supports comprehensive open space planning
- ☐ 22. Provides multiple recreational, economic and aesthetic preservation benefits
- ☐ 23. Allows proper management of areas where safe hunting and trapping may take place in a manner that will preserve balanced natural ecosystems.
- ☐ 24. Enhances economic development that relies on recreational and ecotourism in areas of relatively high unemployment and lower incomes



Colerain Township

Trustees
BERNARD A. FIEDELDEY JR.
JEFFREY F. RITTER
JOSEPH R. WOLTERMAN
Fiscal Officer
HEATHER E. HARLOW
Administrator
DAVID L. FOGLESONG

PARKS AND SERVICES

4725 Springdale Road • Colerain Township, Ohio 45251-1419
(513) 385-7503 • FAX (513) 385-6743 • www.coleraintwp.org

AUTHORIZATION BY THE GOVERNING BODY OF COLERAIN TOWNSHIP

Kevin Schwartzhoff, Director of Parks & Services for Colerain Township is hereby authorized to apply to the OPWC for Clean Ohio Conservation Program funds.

Kevin Schwartzhoff, Director of Parks & Services for Colerain Township is further authorized to enter into any agreements as may be necessary and appropriate for obtaining this financial assistance.

3-25-08
Date

Jeffrey F. Ritter
Applicant Chief Executive Officer
Jeffrey F. Ritter, Trustee President



Colerain Township

Trustees
BERNARD A. FIEDELDEY JR.
JEFFREY F. RITTER
JOSEPH R. WOLTERMAN
Fiscal Officer
HEATHER E. HARLOW
Administrator
DAVID L. FOGLESONG

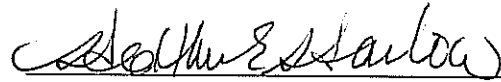
PARKS AND SERVICES

4725 Springdale Road • Colerain Township, Ohio 45251-1419
(513) 385-7503 • FAX (513) 385-6743 • www.coleraintwp.org

CHIEF FINANCIAL OFFICER'S CERTIFICATION OF LOCAL FUNDS

Date: 3-25-08

I, Fiscal Officer of Colerain Township, hereby certify that Colerain Township
has the amount of \$60,523.00 in the Land Purchases Fund and that this amount
will be used to pay the applicant revenues for the Clippard Park Expansion Site
Acquisition when it is required.


Heather E. Harlow
Fiscal Officer

RESOLUTION No. 15-08

Hamilton

County, Ohio

Colerain

Be It Resolved by the Township Trustees of Township, that

Whereas the State of Ohio, through the Ohio Public Works Commission's Natural Resources Assistance Council, provides financial assistance for the preservation of open space within the state through the Clean Ohio Conservation Fund; and

Whereas Colerain Township desires financial assistance under the Clean Ohio Conservation Fund, now therefore,

Be It Resolved by the Colerain Township Board of Trustees as follows:

1. That Colerain Township Board of Trustees approves filing an application for financial assistance under the Clean Ohio Conservation Fund through the Ohio Public Works Commission's Natural Resources Assistance Council.
2. That Colerain Township's Parks & Services Director is hereby authorized and directed to execute and file an application with the Ohio Public Works Commission's Natural Resources Assistance Council and to provide all information and documentation required to become eligible for possible funding assistance.
3. That Colerain Township does agree to obligate 31% matching funds required to satisfactorily complete the proposed project and become eligible for reimbursement under the terms and conditions of the Clean Ohio Conservation Fund.

Adopted the 25th day of March, 2008

Attest: [Signature]
Township Fiscal Officer

[Signature]
Township Trustees



April 1, 2008

District 2 Natural Resource Assistance Council
Ohio Public Works Commission
10480 Burlington Road
Cincinnati, Ohio 45231

Dear District 2 Natural Resource Assistance Council:

I am submitting this letter in support of the Colerain Township's application to the Ohio Public Works Commission, District 2 Natural Resource Assistant Council's Clean Ohio Conservation Program.

The Mill Creek Watershed Council of Communities (MCWCC) is a 501(c)(3) public non-profit corporation located in Cincinnati, Ohio. MCWCC, founded in 1995 by local governments, represents the 36 political jurisdictions within the 106-square mile watershed located in southwest Ohio. The membership is diverse and includes representatives from watershed cities, villages, townships and counties; local government agencies; community and environmental organizations; industries and businesses; universities and residents. MCWCC is uniquely structured to address regional issues with water quality, storm water management, and flooding on a watershed-wide basis. This is important in a state where counties, cities, villages and, to some extent, townships all have the ability to create and implement their own ordinances and regulations.

Rain gardens and green infrastructure are being introduced in communities around the country and will play an important part in Metropolitan Sewer District of Greater Cincinnati's efforts to reduce combined sewer overflows and sanitary sewer overflows throughout Hamilton County. However, green infrastructure solutions have not been widely implemented in southwest Ohio. In December 2006, the Mill Creek Watershed Council of Communities launched the Greater Cincinnati Rain Garden Alliance. The organization represents collaboration across many different groups – environmental nonprofits, local governmental organizations, engineering and landscape architects, master gardeners, and residents. Both organizations work to promote green infrastructure demonstration sites and stormwater education as measures to protect our waters from nonpoint source pollution and detrimental stormwater effects.

More importantly, rain garden sites will demonstrate to residents and professional audiences an important storm water quality tool to the Cincinnati region. Many different constituents – developers, elected officials, gardening groups, homeowners – are enthusiastic about these storm water control measures that are relatively simple, inexpensive and an action that they can implement on their own property.

The Mill Creek Watershed Council and Greater Cincinnati Rain Garden Alliance support this proposal for installing an innovative approach for addressing storm water concerns. We can commit to providing technical assistance in building the rain garden, training and outreach materials and support, and promote the site to our constituents. We encourage you to consider funding this land acquisition for the expansion of Clippard Park in Colerain Township to protect this natural, undisturbed piece of land. This is an important effort not only to preserve quickly disappearing open space but for storm water education and rain gardens as well.

Sincerely,

Tara A. Maddock

Tara A. Maddock, Ph.D.
Executive Director, Mill Creek Watershed Council of Communities
Co-Chair, Greater Cincinnati Rain Garden Alliance

Mill Creek Watershed Council of Communities

1 North Commerce Park Drive, Suite 124, Cincinnati, OH 45215

P: 513.563.8800 F: 513.563.8810 Email: info@millcreekwatershed.org Website: www.millcreekwatershed.org

March 28, 2008

District 2 Natural Resource Assistance Council
Hamilton County Engineer's Office
10480 Burlington Road
Cincinnati, Ohio 45231

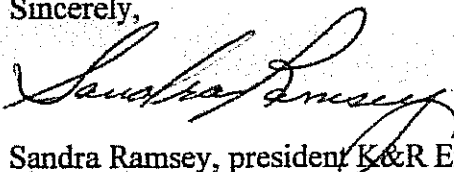
Dear District 2 Natural Resource Assistance Council,

My name is Sandra Ramsey and along with my partner Poochi Kakkasseril, I am owner of the property located at 3514 Bevis Lane, Colerain Township, Hamilton County, Ohio 45251, which is adjacent to Colerain Township's Clippard Park. The Township approached my partner and I a few months back about the possibility of purchasing a portion of the property to expand an existing park, Clippard Park, so that the wooded land can be preserved within an area that is highly developed. We have been in negotiations with the Township since that time.

My partner and I had purchased the property with the intent of building a small 10 parcel subdivision. However, since the Township has expressed interest in the property so that it can remain a natural area, we have negotiated to sell the parcel to the Township. The appraisal was in the amount of \$152,000 for the entire parcel. We plan to have the purchase of the property completed by October of 2008.

If you would like to contact me in regards to the property, please do not hesitate to contact me at (513)919-1608 or at sramsey70@fuse.net.

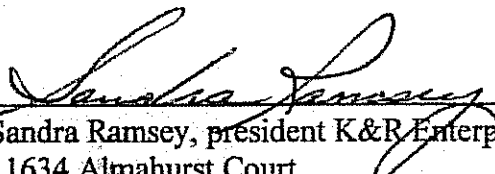
Sincerely,



Sandra Ramsey, president K&R Enterprises
11634 Almahurst Ct.
Cincinnati, Ohio, 45249

Addendum to March 28, 2008 letter to the District 2 NRAC:

My partner and I acknowledge that the purchase of the property by Colerain Township is contingent upon the Township being awarded Clean Ohio Funds for the purchase of the property.



Sandra Ramsey, president K&R Enterprises
11634 Almahurst Court
Cincinnati, Ohio 45249



Dusty Rhodes, Hamilton County Auditor

Summary

Street Address
129 of 151

Parcel Info Summary

- Printable Tab
Residential
Levy Info
Improvements
Commercial
Sample Sales
Transfer
Value History
Payments
Image
Map
Property Report

Parcel ID	Address	Index Order	Card
510-0114-0062-00	3514 BEVIS LN	Street Address	1 of 1

Tax Dist	141 COLERAIN-NORTHWEST LSD-00080	Year Built	0
School Dist	14 NORTHWEST LSD (HAMILTON CO.)	Total Rooms	0
Land Use	500 Residential vacant land	# of bedrooms	0
Finished Square Ft.	0	Full Bathrooms	0
acres	5.414	Half Bathrooms	0
Appraisal Area	COLERAIN 51002 COLERAIN 02		

Search By

Parcel ID
Owner
Street Address
Sales
Map

Property Information	Owner Information	Mail Information
BEVIS AVE AC IRR PT LOT 5B JESSE BEVIS HEIRS	Call 946-4015 if Incorrect K & R ENTERPRISES 11634 ALMAHURST CT CINCINNATI, OH 45249 USA	Call 946-4800 if Incorrect K & R ENTERPRISES 11634 ALMAHURST CT CINCINNATI, OH 45249 USA

Site Functions

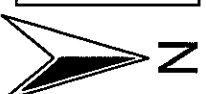
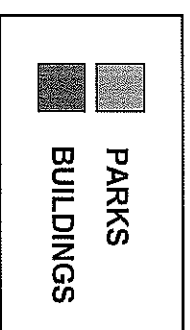
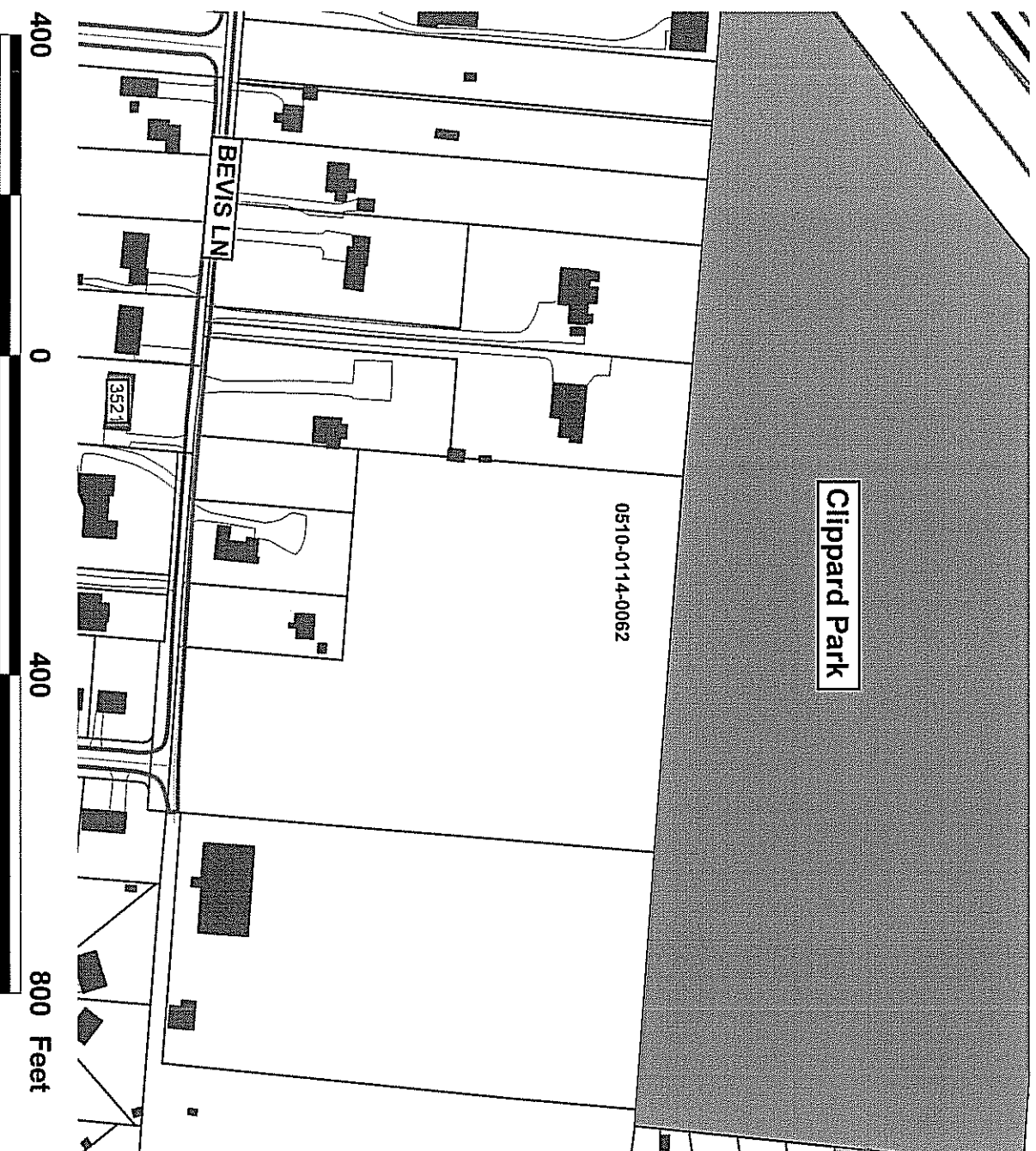
Property Search
Comments
On-Line Help
Home
Auditor's Home

Board of Revision	No Other Assessments	No
Homestead	No Front Ft.	0.00
2.5% / Stadium	No Mkt Land Value	76,600
Credit	No Cauv Value	0
Divided Property	No Mkt Impr Value	0
New Construction	No Mkt Total Value	76,600
Foreclosure	No Total TIF Value	0
Date	6/28/1995 Abated Value	0
Conveyance #	7292 Exempt Value	0
Sale Amount	\$0 Taxes Paid	\$630.31
# of Parcels	1 (See Payments Tab For Details)	
	17 WD-Warranty	
Deed Type	Deed	
Deed Number	755776	

Note

[Print](#) | [Back to List](#) | [<< First](#) | [< Previous](#) | [Next >](#) | [Last >>](#)

3514 BEVIS LANE



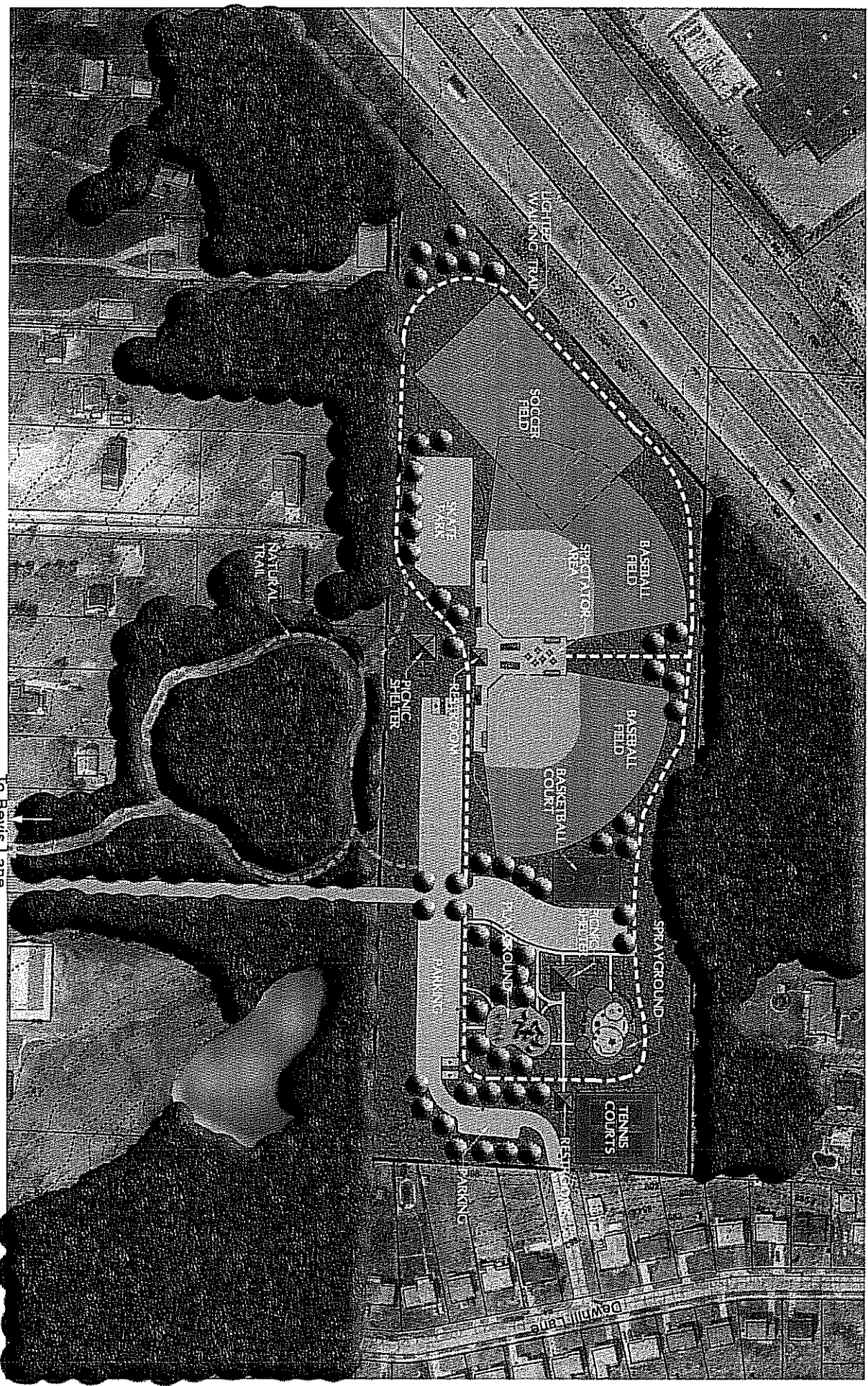
Created: March 28, 2008
Date Source: CAGIS
Map by Colerain Township Planning & Zoning

SUBDIVISION PLAN



Prepared by:

Abercrombie & Associates, Inc. Civil Engineers/Surveyors
Colerain Professional Center, Suite 120
3377 Compton Road
Colerain Township, Ohio 45251-2507
(513)385-5757



Brandstetter Carroll Inc.

Clippard Park Master Plan



Architects Engineers Planners
Lexington Louisville Cincinnati Cleveland

Colerain Township
Hamilton County, Ohio





APPRAISAL OF REAL PROPERTY

LOCATED AT:

**3514 BEVIS LANE
COLERAIN TOWNSHIP, OHIO 45251**

FOR:

**COLERAIN TOWNSHIP
4725 SPRINGDALE ROAD
COLERAIN TOWNSHIP, OHIO 45251**

AS OF:

MARCH 12, 2008

BY:

**LIONEL SOCOL
CERTIFIED GENERAL APPRAISER
STATE OF OHIO
CERT. #381328/669**

March 12, 2008

**Socol Appraisal Service
134 East Mills Avenue
Cincinnati, Ohio 45215**

**Kevin Schwartzhoff
Colerain Township
4725 Springdale Road
Colerain Twp., Ohio 45251**

**RE: 3514 Bevis Lane
Colerain Twp., Ohio 45251**

Dear Mr. Schwartzhoff:

Pursuant to your request, we have prepared an appraisal report of the property captioned in the "Summary of Salient Features" which follows.

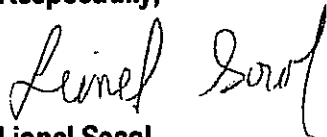
The accompanying report is based on a site inspection of improvements, investigation of the subject neighborhood area of influence, and review of sales, cost, and income data for similar properties.

This summary appraisal report has been made with particular attention paid to applicable value-influencing economic conditions and has been processed in accordance with nationally recognized appraisal guidelines.

The value conclusions stated herein are as of the effective date as stated in the body of the appraisal, and contingent upon the certification and limiting conditions attached.

Please do not hesitate to contact me or any of my staff if we can be of additional service to you.

Respectfully,

A handwritten signature in cursive script, appearing to read "Lionel Socol".

**Lionel Socol
Certified General Appraiser
State of Ohio
Cert. # 381328/669**

SUMMARY OF SALIENT FEATURES

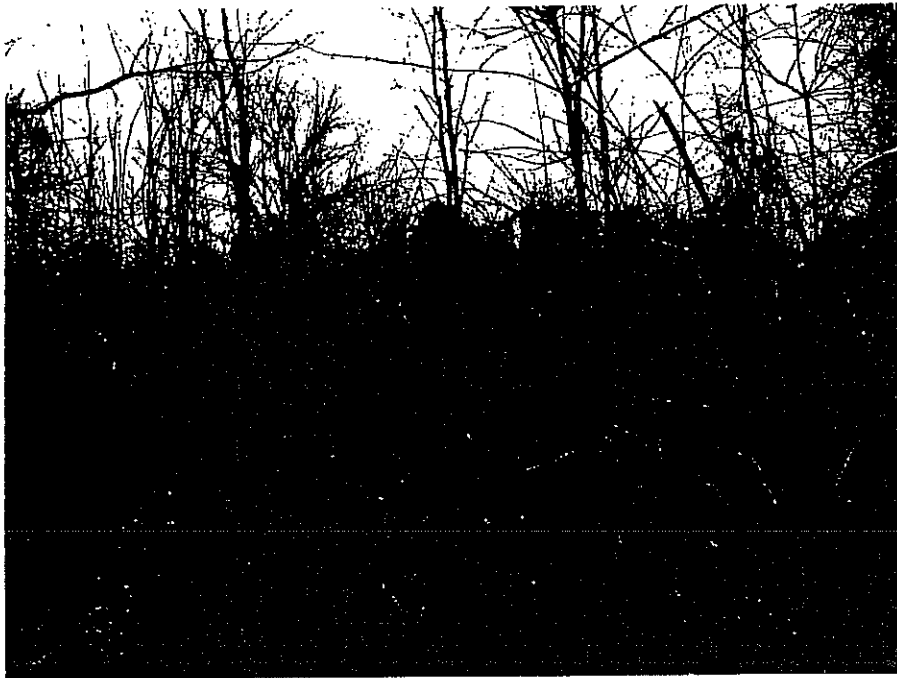
SUBJECT ADDRESS	3514 Bevis Lane
LEGAL DESCRIPTION	Hamilton County Auditors Records Book 510 Page 114 Parcel 62
CITY	Colerain Township
COUNTY	Hamilton
ZIP CODE	45251
SALES PRICE	N/A
OWNER OF RECORD	K & R Enterprises
CLIENT	Kevin Schwartzhoff
CLIENT	Colerain Township
SIZE (SQUARE FEET)	N/A
LOT SIZE	5.414 Acres
ZONING	R4 – Suburban Medium Residential District
FLOOD PLANE ZONE	No. #39061C0065D 5-12-2004
LOCATION	Colerain Township
AGE	N/A
CONDITION	N/A
PRESENT USE	Vacant Land
APPRAISER	Lionel Socol
DATE OF APPRAISED VALUE	March 12, 2007
FINAL ESTIMATE OF VALUE	\$152,000.00

PHOTOGRAPH ADDENDUM

TYPICAL SCENE REAR



TYPICAL SCENE MIDDLE



PHOTOGRAPH ADDENDUM

TYPICAL SCENE FRONT



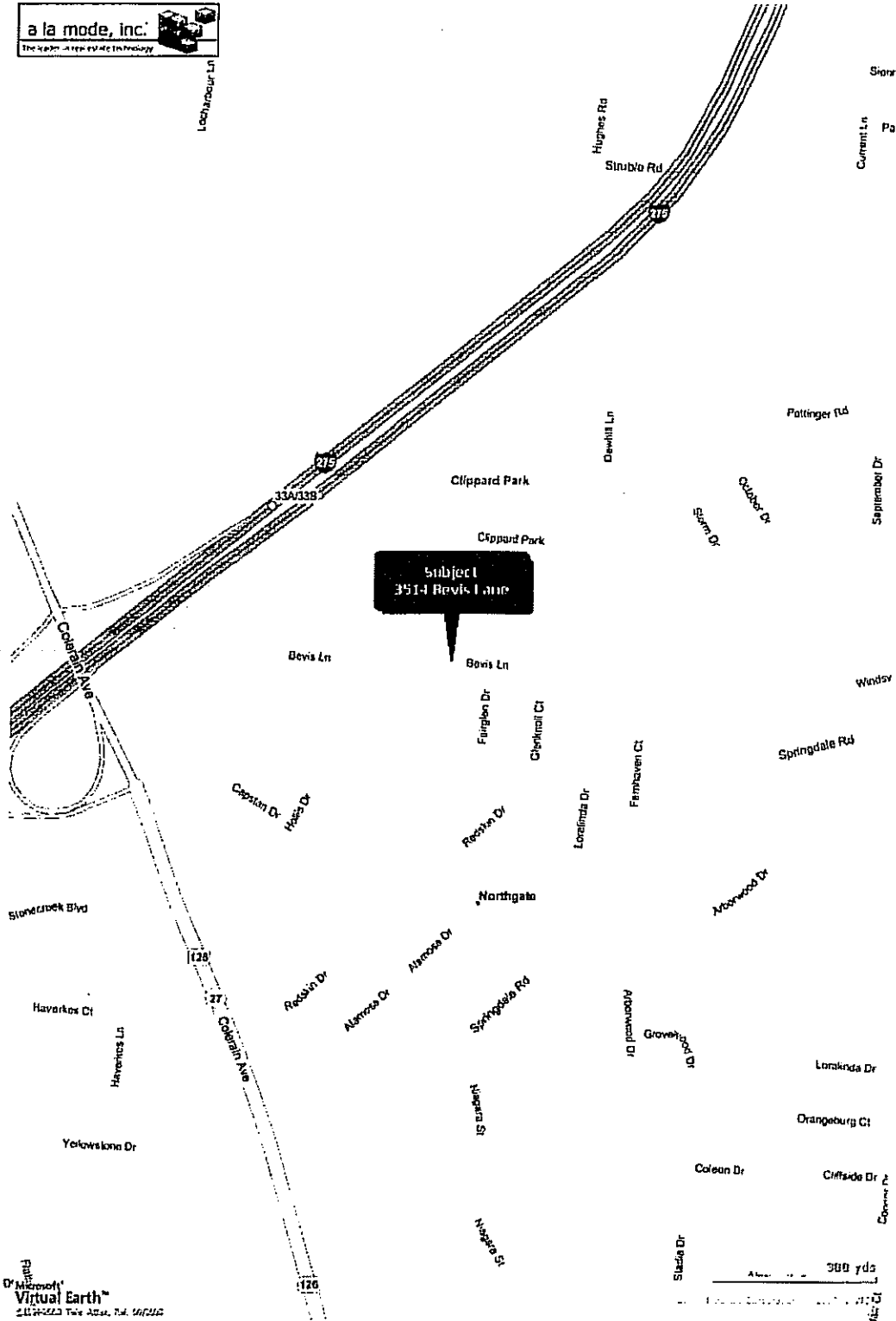
STREET SCENE



LOCATION MAP

a la mode, inc.
The system is represented by technology

Ladyfinger Ln



Microsoft
Virtual Earth™
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300 yds
Scale

PURPOSE

The purpose of this appraisal is to estimate the Fair Market Value of the subject property located at 3514 Bevis Lane, Colerain Twp., Ohio 45251. The property is recorded in the Hamilton County Auditor's Records Book 510 Page 114 Parcel 62.

DATE OF VALUATION

The date of this Appraisal is March 12, 2008 for the purpose of valuation. This is the date of inspection of the subject property.

DESCRIPTION OF THE AREA

The subject property is located in an area of Hamilton County known as Colerain Township in the State of Ohio. Colerain Township is located in the Southern portion of the State of Ohio. The Township is located near the Ohio River. This area has access to all areas of Midwest United States via the Interstate System I-75, I-74, I-71 and I-275.

The City of Cincinnati, one of the Major Cities in the Midwest United States is located nearby on the Ohio River in Ohio. With its strategic location on the Ohio River much renovation and redevelopment has been done and is planned.

The subject property located at 3514 Bevis Lane is located in the area know as Colerain Township and located near Downtown Cincinnati and near the Ohio River. Colerain Township is in an area that lists residential, commercial and industrial developments throughout the area. The area is mostly residential in use with mixed commercial use throughout the area. Colerain Township is an area of moderately priced to high priced structures. Commercial development is located along major roadways. Several industrial areas are noted throughout the area.

This area of Hamilton County is considered a mixed area of moderate-priced housing and high-priced housing in the area. The location near Downtown Cincinnati makes this a very desirable residential neighborhood.

DEFINITION OF MARKET VALUE

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of the title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by the sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

In arriving at the Market Value of the Property I the appraisal a thorough study of the following elements was made:

1. Sales and listings of property in the neighborhood.
2. The age and physical condition of the improvements under consideration, as well as the improvements in the neighborhood.
3. Character of the general neighborhood.
4. The present use of the property and the highest, best and most profitable use to which the property could be put and all the other elements that a property buyer would consider.

STATEMENT OF LIMITING CONDITIONS:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and therefore not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.**
- 2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.**
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.**
- 4. The appraiser will not give testimony or appear in court because he or she made a appraisal of the property in question, unless specific arrangements to so have been made beforehand.**
- 5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.**
- 6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of Hazardous wastes, toxic substances, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.**

STATEMENT OF LIMITING CONDITIONS

7. The appraiser obtained the information, estimates and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy for such items that were furnished by other parties.

8. The appraiser will not disclose the contents of this appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject o satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors or assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection of reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

METHODS OF VALUATION

There are three generally accepted approaches to appraising the Value of Real Estate.

SUMMATION OR REPRODUCTION COST APPROACH

In this approach, the appraiser determines the cost of reproducing the building at current costs and from this amount deducts a proper percentage for depreciation and for obsolescence and thus arrives at a Depreciation Value of the Building.

ECONOMIC APPROACH

In this approach, the appraiser established an adjusted fair market rent for the entire property and arrives at a stabilized gross annual income. He then establishes an estimate of the proper expenses for the operation of the property. By subtracting the expense from the income a proper net income is established. This Net Income is then capitalized at a rate considered proper as compared to similar income properties and with the return obtained on other types of investments,

COMPARABLE SALES APPROACH

In this approach, the appraiser compares the subject property with other properties similar in type and location that have recently sold. Adjustments must be made for differences in properties. Adjustments must be made differences in properties, such as location, physical differences, condition of the properties and date of sale.

AREA DATA

LOCATION

Colerain Township is located in the Southern part of the State of Ohio on the North side of the Ohio River. The City of Cincinnati which is located nearby is known as the Queen City of the West by Longfellow a century ago Cincinnati and its greater area has maintained a strong historic heritage. This area is a burgeoning, spirited crossroads of the Nation's Commerce.

POPULATION

The Cincinnati Standard Metropolitan Statistical Area (PMSA) includes Clermont, Hamilton and Warren Brown Counties in Ohio; Boone, Campbell and Kenton Gallatin, Grant and Pendleton Counties in Kentucky; and Dearborn and Ohio County in Indiana. Cincinnati ranks 31st. in overall population for major metropolitan areas. The total PMSA population according to the 1990 census was 1,452,645 up only .4 percent from the 1980 census count of 1,401,491.

HOUSEHOLDS

Although the total PMSA's population has not seen significant growth in the past decade, the total number of households has increased by approximately 20 percent. Total number of households is 692,729.

ECONOMY

Stability, diversity and maturity best describe the economy of the Cincinnati area, among the nation's largest metropolitan areas. A transportation and industrial center since the early development of the Territory West of the Appalachians, the Cincinnati area has grown and developed into a major center for wholesaling, manufacturing, retailing, as well as

AREA DATA

ECONOMY

This industrial diversification has stabilized the economy and protected the community from the severe peaks and valleys of national business cycles. It is the opinion of some that the areas stability is indirectly related to the exceptional quality of its political leadership over the years and the close working relationship between business and local government, which has produced an extremely favorable business climate. An outstanding example of this relationship is illustrated in the creation and composition of the Downtown Business Corporation which helps plan the redevelopment of the City's downtown area.

The areas economy very closely follows national trends and, perhaps due to its proximity to the south, has the lowest cost of living among major metro areas outside the south. Growth in employment has always equaled or exceeded the national average and considerably less than a composite of the major metro areas. Based upon the areas recent history and its dedicated business and political leadership, there appears to be no reason why the areas future economy in general should deviate to any great degree from that of its past.

TRANSPORTATION

The Cincinnati area is a hub of highway, rail, air and water transportation in the Midwest. Four interstate highways make access to businesses and homes throughout the metropolitan area quick and easy. The farthest points in the metropolitan area from the area of Hyde Park can be reached in 30 to 45 minutes by expressway. Fast and convenient interstate transportation among the suburbs, the city, and other major cities is a particular attraction to business in Greater Cincinnati area, which is within 600 miles of over 54 percent of the nation's population.

AREA DATA

TRANSPORTATION

Greater Cincinnati-Kentucky Airport, 20 minutes from downtown has just undergone a major expansion. It is one of the top fastest growing airports in the country. It is one of four major U.S. hubs of Delta Airlines and is the fastest growing hub in the country. Cincinnati is also serviced by 14 other major and commuter airlines. In 1997 the international airport provided services to 7 cities internationally. There are 520 daily departures with 110 cities served nonstop and an additional 70 cities served direct. Airport projects include a five hundred million dollar expansion, including a three hundred seventy-five million dollar Delta expansion with 25 new gates.

Three major railroads serve the area through which they reach some 30 percent of the total United States population. Cincinnati is the only city in the nation to own the right-of-way of a Class 1 Railroad, the Cincinnati-Southern Railway. Nearly two million loaded cars are handled each year through this gateway to both the North and South. The area is the bituminous coal center of the United States and the largest inland coal port in the world.

On the Ohio River, some thirty barge lines serve the Kentucky-Ohio area, including two of the largest water carriers operating on inland waterways. Nine public water terminals are located along the Ohio River shore, in addition to numerous private terminals.

RECREATIONAL FACILITIES

The area offers an important art museum, contemporary arts center, natural history museum and a planetarium. The renowned Cincinnati Symphony Orchestra performs in a grandly remodeled Music Hall.

AREA DATA

RECREATIONAL FACILITIES

Theater in Cincinnati can be found downtown, with the magnificent about to be completed Theater for the performing arts. Located nearby is the highly acclaimed Playhouse in the Park and a converted showboat on the Ohio River. The Cincinnati Zoo is recognized throughout the world as one of the most successful in breeding rate and endangered species, from white tigers to pigmy hippos. It houses a large number of gorillas born in captivity. The Zoo has undergone a conversion into a modern, open-area display of hundreds of unusual and valuable species.

Kings Island, northeast of Cincinnati, is one of the nation's most popular theme amusement parks, with 1,600 acres of entertainment included recreated European shops, the nation's largest animated fountain, a water park, rides, a magnificent 330 foot tall replica of the Eiffel Tower, and a nightly fireworks display. The adjacent Jack Nicklaus Golf Center is the site of major golf and tennis tournaments. To the northwest, another fine amusement park, Americana, offers 60 acres of the rides and attractions that include live entertainment, strolling bands and fireworks.

The State Park District is well known throughout the area. Most of the parks have hiking trails, nature preserves, lakes for boating and fishing, golf courses and expansive picnic and play area. The State park system is known throughout the United States.

HOSPITALS

The area is famed throughout the world for its huge medical complexes. The Sabin Oral Polio Vaccine was developed at Cincinnati's Children's Hospital Medical Center, now designated as one of the nation's main cancer research centers. General Hospital benefits

AREA DATA

HOSPITALS

from the adjacent University of Cincinnati Medical College. Housed in a massive new structure where research and medical care are among the nation's finest. The Heimlich Maneuver that has saved the lives of thousand of choking victims was developed by Dr. Henry Heimlich at Jewish Hospital.

In conjunction with numerous other hospitals throughout the area, these centers are conducting leading-edge research into leukemia, heart diseases, breast cancer, cystic fibrosis, reye's syndrome, aids, and other once incurable diseases that are now falling to new treatments being tested at areas Medical Centers.

COLLEGES AND UNIVERSITIES

In addition to the University of Cincinnati's famed Campus, the Greater Cincinnati area supports six other major colleges and universities: Miami University, Xavier University, Northern Kentucky University, College of Mount St. Joseph, Thomas Moore College, Cincinnati State Technical College.

SOURCE: Greater Cincinnati Chamber of Commerce.

DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is a level to slightly sloping lot and irregular in shape. The site is heavily treed. Frontage on Bevis Lane is less than the total width of the lot. Most of the site is fenced. The lot contains 5.414 Acres with frontage of 210.00 feet on Bevis Lane and a back of site width of 473.00 feet.

The site has access to all utilities at the street. The area has new and older development. The site is adjacent to a small park with a small lake.

Zoning allows development of the site into multiple building lots.

HIGHEST AND BEST USE

Highest and best use is defined in the Appraisal Institute's The Appraisal of Real Estate, Tenth Edition, as *the reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.*

The highest and best use of a specific parcel of land is largely determined by the competitive forces within the subject's market. Accordingly, the analysis of the highest and best use is an economic study of market forces focused on the subject property.

To estimate highest and best use, the following questions must be considered:

1. What uses of the subject site are permissible legal uses (i.e., permitted by zoning, deed restrictions, etc.)?
2. What uses of the subject site are physically possible?
3. Which physically possible and legally permissible uses will produce a net return to the owner of the site?
4. Among the feasible uses, which use will produce the highest net return to the site?

The highest and best use of the site is analyzed in two ways: 1) as though vacant and available for development, and 2) as presently improved. The highest and best use of the site as if vacant and available for development may be different from the highest and best use as improved. This is true when the existing improvements are not an appropriate use; however, their contribution to the property's total value is in excess of the value of the site as if vacant.

HIGHEST AND BEST USE

Following is a discussion of the highest and best use of the subject property.

HIGHEST AND BEST USE AS IF VACANT AND AVAILABLE FOR DEVELOPMENT

Legally Permissible:

The subject property is zoned R4 Suburban Medium Residential District which allows a wide range of various residential uses.

The site is a rectangular lot containing 5.414 Acres and primarily level in elevation. The site is served with all public utilities.

Physically the site could support a number of residential uses with lots as small as 1/3 of an acre.

HIGHEST AND BEST USE AS IMPROVED

Legally Permissible:

The subject site is zoned R4 Suburban Medium Residential District. This district allows a various residential uses.

Physically Possible:

The existing improvements have average utility and they would be designed similar if constructed today. The site with present improvements has average utility for any uses described above. There is fair desirability for proposed improvements. Present development in the area indicates that demand would only be for a maximum of moderate prices development.

HIGHEST AND BEST USE

Financially Feasible:

The financial feasibility of the improvements depends upon the income generated and whether or not it satisfies a return to an investor. The subject site is currently vacant land and would develop as a multi-lot small development.

Maximum Productivity:

The highest and best use is to be developed as a multi-lot residential site and could be sold to a developer for a possible development. At present market conditions shows little demand for new development.

VALUATION

REPLACEMENT COST APPROACH

THIS APPROACH IS NOT CONSIDERED IN THE FINAL ESTIMATE OF VALUE

VALUATION

ECONOMIC APPROACH

THIS APPROACH IS NOT CONSIDERED IN THE FINAL ESTIMATE OF VALUE

VALUATION

SALES COMPARABLE APPROACH

SALES COMPARABLE NO. ONE

LOCATION	3797 Sagebrush Lane, Colerain Twp., Ohio 45251
AUDITOR NO.	Hamilton County Auditor Records Book 510 Page 191 Parcel 68-69
PURCHASER	Stone Creek Development Company of Ohio LLC
SALES PRICE	\$185,000.00
DATE OF SALE	June 8, 2006
LOT SIZE	8.32 Acres
COMMENTS	Older residence on lot. Hillside lot is possible for future development of multiple residential lots. The sale price represents \$22,235.00 per acre of land.



VALUATION

SALES COMPARABLE APPROACH

SALES COMPARABLE NO. TWO

LOCATION	Blue Meadow Lane, Colerain Twp., Ohio 45251
AUDITOR NO.	Hamilton County Auditor Records Book 510 Page 204 Parcel 1
PURCHASER	Western Benchmark LLC
SALES PRICE	\$129,000.00
DATE OF SALE	March 10, 2006
LOT SIZE	3.39 Acres
COMMENTS	Rolling lot now being developed into single family sites. The sale price represent \$38,053.00 per acre of land. Superior location to the subject property.



VALUATION

SALES COMPARABLE APPROACH

SALES COMPARABLE NO. THREE

LOCATION	9635 Brehm Road, Colerain Twp., Ohio 45252
AUDITOR NO.	Hamilton County Auditor Records Book 510 Page 240 Parcel 218
PURCHASER	Peter Kontopos
SALES PRICE	\$159,500.00
DATE OF SALE	December 20, 2005
LOT SIZE	5.43 Acres
COMMENTS	Sloped lot now being developed with single family residential lot. The sale price represents \$29,374.00 per acre of land. Superior location.



VALUATION

SALES COMPARABLE APPROACH

SALES COMPARABLE NO. FOUR

LOCATION	10002 Spiritridge Lane, Colerain Twp., Ohio 45252
AUDITOR NO.	Hamilton County Auditor Records Book 510 Page 250 Parcel 203
PURCHASER	Ralph Donnell
SALES PRICE	\$48,000.00
DATE OF SALE	February 16, 2006
LOT SIZE	2.57 Acres
COMMENTS	Hillside lot developed as single family residential structure. The sale price represents \$18,677.00 per acre. Superior location.



VALUATION

COMPARABLE SALES APPROACH

CONCLUSION

The four Comparable Sales indicate the following information.

COMPARABLE 1 3797 SAGEBRUSH LANE \$22,235/ACRE

Adjust +5% for time, adjust +10% for inferior location

Indicated adjusted value. \$25,570/ACRE

COMPARABLE 2 BLUE MEADOW LANE \$38,053/ACRE

Adjust +6% for time, adjust -10% for superior location

Indicated adjusted value \$36,531/ACRE

COMPARABLE 3 9635 BREHM ROAD \$29,375/ACRE

Adjust +7% for time, adjust -10% for superior location.

Indicated adjusted value \$28,494/ACRE

COMPARABLE 4 10002 SPIRITRIDGE LANE \$18,677/ACRE

Adjust +6% for time, adjust -10% for superior location.

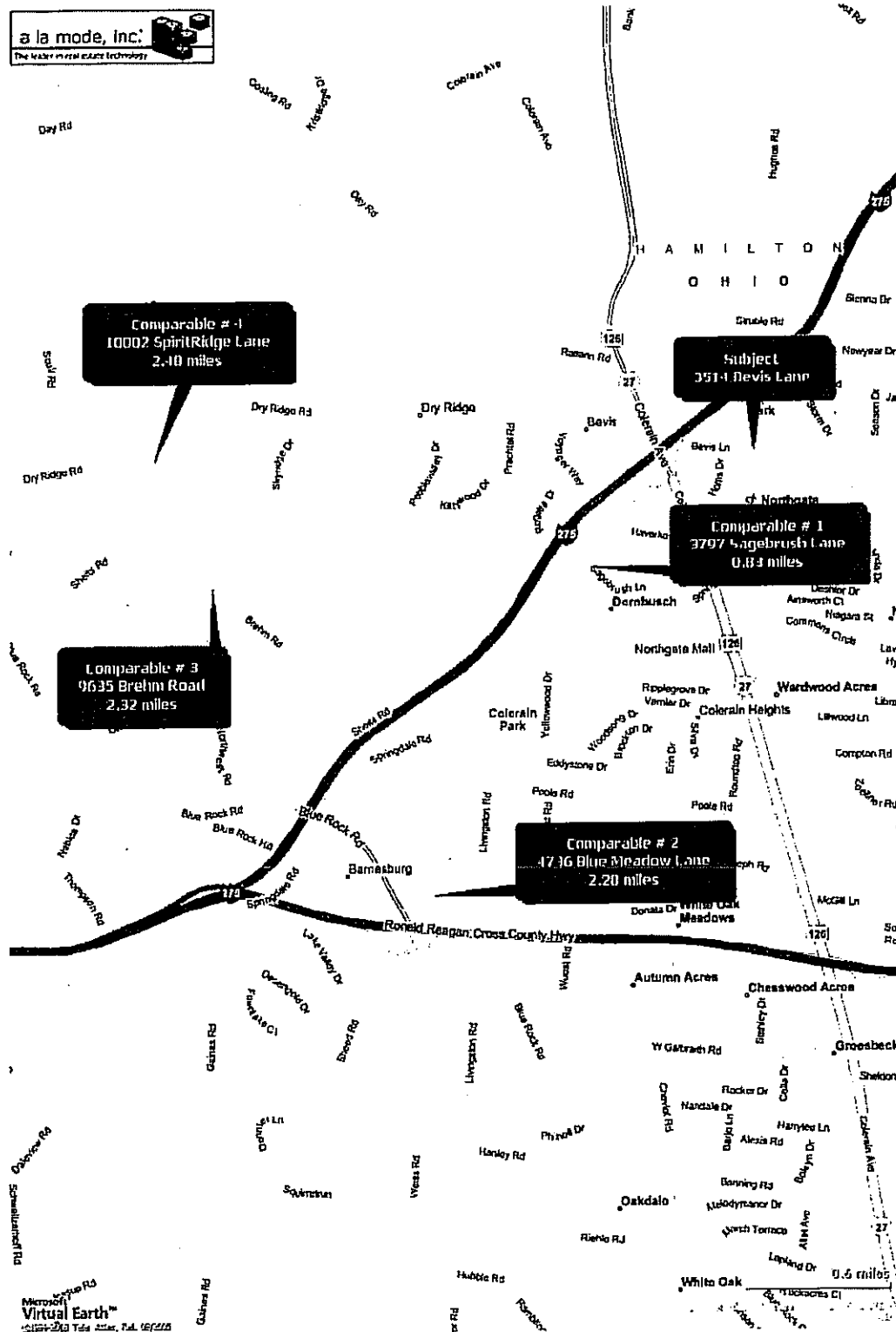
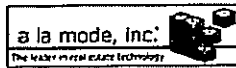
Indicated adjusted value \$17,930/ACRE

Based on the four adjusted sales comparables the estimated value of the subject property is:

\$28,000/ACRE. x \$5.414 ACRES = \$151,592.00

SAY = \$152,000.00

COMPARABLE SALES MAP



CONCLUSION

The three approaches to value estimate the following values:

REPLACEMENT COST APPROACH	NO VALUE ESTIMATED
ECONOMIC APPROACH	NO VALUE ESTIMATED
COMPARABLE SALES APPROACH	\$152,000.00

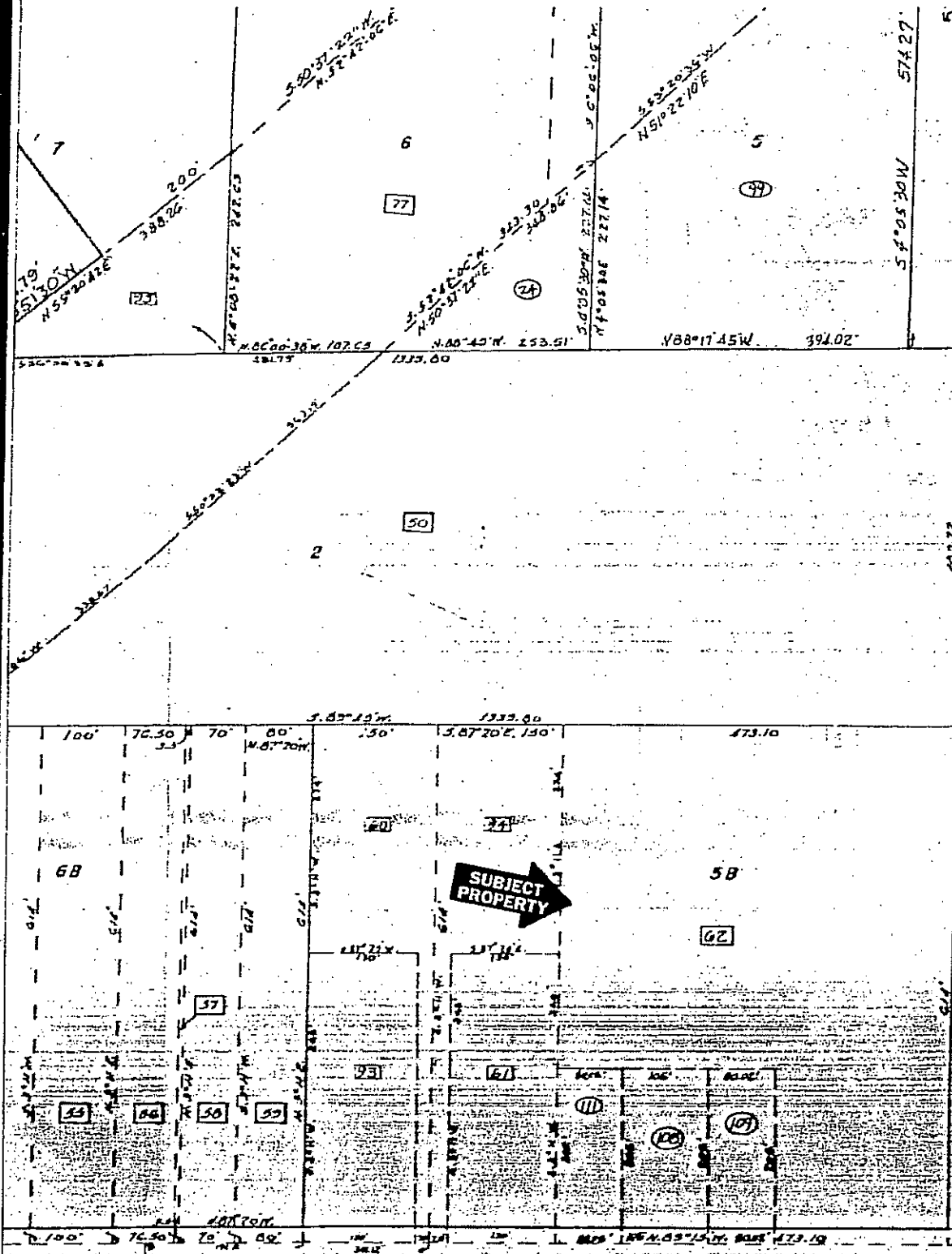
The subject property is located in Colerain Township and near Downtown Cincinnati. The area is zoned R4-Suburban Medium Residential District, which allows residential development. The area is primarily a residential district with commercial development noted nearby. The indicated highest and best use of the site is the proposed use as single family development with a minimum lot size of 1/3 acre. Development costs would include all utilities brought into the site, and new street improvements. Present sales in the area indicate a value range of homes in the area from middle \$50's to the middle \$150's. The present market indicates limited demand for acreage for development in the area.

The comparable sales approach when adjusted gives a good estimate of value. The subject property could easily be converted to similar uses of the Comparable Sales. The Economic Approach is not considered in the final estimate of value. The Replacement Cost Approach is not considered in the final estimate of value.

After careful consideration of all three approach to value The Replacement Cost Approach, The Economic Approach and The Comparable Sales Approach, it is the estimate of the appraiser that as of March 12, 2008 the estimated value of the subject property located at 3514 Bevis Lane, Colerain Township, Ohio 45251:

\$152,000.00

PLAT MAP



AVE.

JOHN WILLIAMSON'S EST. D.B. 148 P. 303 R. 0

InterFlood



by a la mode

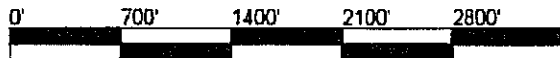
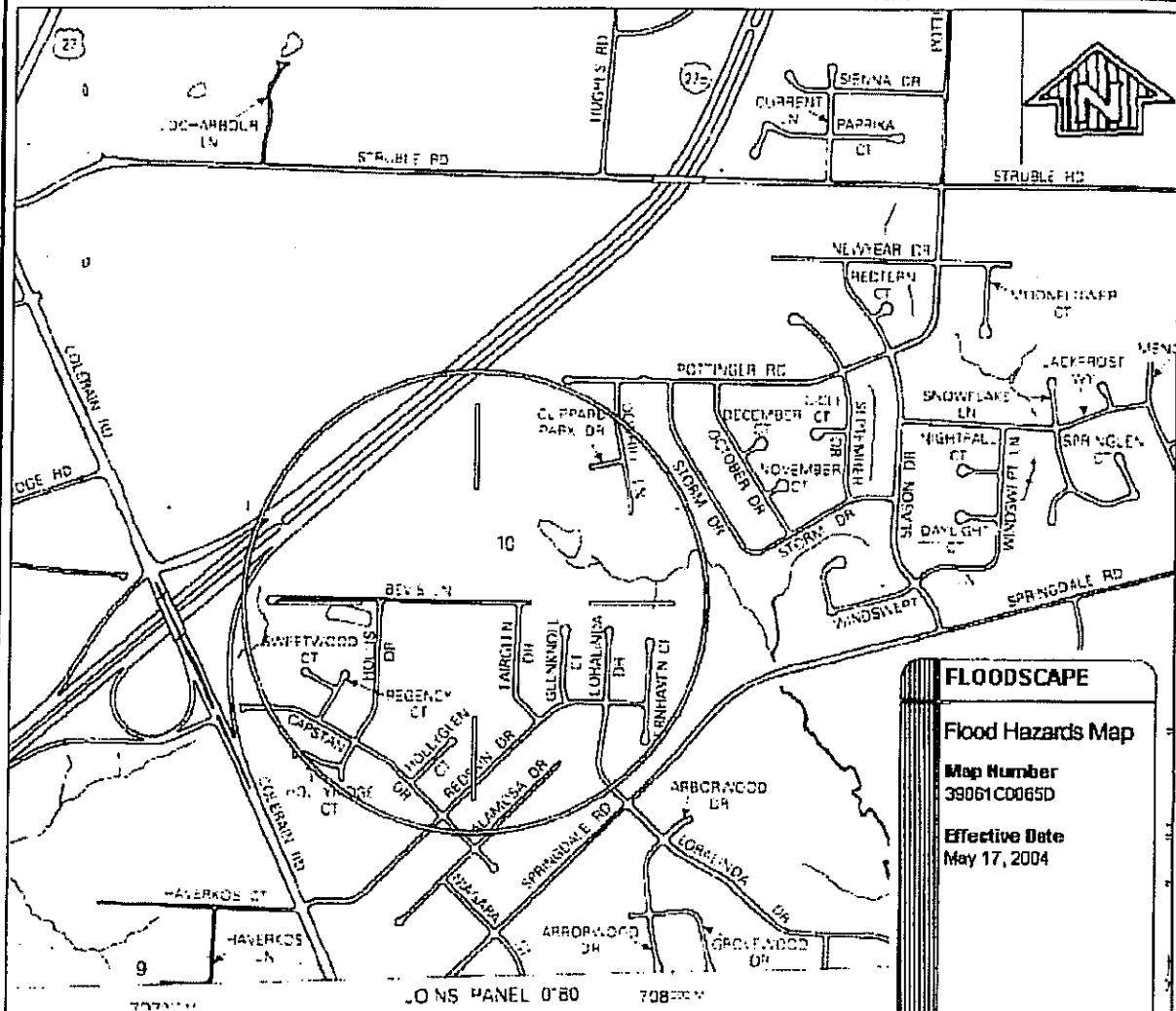
www.interflood.com • 1-800-252-6633

Prepared for:

Socol Appraisal Service

3514 Bevis Lane

Colerain Township, OH 45251



FLOODSCAPE

Flood Hazards Map

Map Number
39061C0065D

Effective Date
May 17, 2004

Powered by FloodSource
877.77.FLOOD
www.floodsource.com

APPRAISER DISCLOSURE STATEMENT

In compliance with Ohio Revised Code Section 4763.12 (C)

1. Name of Appraiser Lionel Socol

2. Class of Certification/Licensure: ☒ Certified General
☐ Licensed Residential
☐ Temporary ☐ General ☐ Licensed
Certification/Licensure Number: 381328/669

3. Scope: This report ☒ is within the scope of my Certification or License.
☐ is not within the scope of my Certification or License.

4. Service Provided By: ☒ Disinterested & Unbiased Third Party
☐ Interested & Biased Third Party
☐ Interested Third Party on Contingent Fee Basis

5. Signature of person preparing and reporting the appraisal

Lionel Socol

This form must be included in conjunction with all appraisal assignments or specialized services performed by a state-certified or state-licensed real estate appraiser.

APPRAISER'S CERTIFICATION

7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.

8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or know adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.

9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the task. I have not authorized anyone to make a change to any item in the report; therefore, if an authorized change is made to the appraisal report, I will take no responsibility for it.

ADDRESS OF PROPERTY APPRAISED: 3514 Bevis Lane, Colerain Twp., Ohio, 45251

APPRAISER:

Signature: 

Name: Lionel Socol

Date Signed: March 12, 2008

State Certification #: 381328

or State License #: 669

Expiration Date of Certification: 8/2008

SOCOL APPRAISAL SERVICE

LIONEL SOCOL
GENERAL APPRAISER

134 EAST MILLS AVENUE, CINCINNATI, OHIO 45215
(513) 421-1338 **FAX (513) 761-8410**

CERTIFICATION #381328 STATE OF OHIO

CERTIFICATION #002535 STATE OF KENTUCKY

APPRAISER'S QUALIFICATIONS

OFFICE: 134 EAST MILLS AVENUE RES: 134 EAST MILLS AVENUE

APPRAISER SINCE 1970 – LICENSED REAL ESTATE BROKER STATE OF OHIO

CERTIFIED GENERAL APPRAISER STATE OF OHIO AND STATE OF KENTUCKY

Member of Cincinnati, Ohio State & National Real Estate Board

**Professional Property Manager – Past President of the Local Chapter of the
Institute of Real Estate Management, C.P.M. 1984**

EDUCATION

Arizona State University – Construction Engineering

University of Cincinnati – All Real Estate & Appraisal Courses

Society of Real Estate Appraisers

-Course 101 - Introduction to Appraising Real Property

-Course 102 - Applied Residential Property Valuation

-Course 201 - Principals of Income Property Appraising

-Course 202 - Applied Income Property Valuation - Appraisal Institute

I have estimated and constructed over 1,000 apartment units and have extensive experience in the remodeling of Homes, Historic and Investment Property.

I have appraised various Residential & Investment Properties for Purchasers.

I have appraised Mortgage Loans for Banks and Savings & Loans. I have appraised properties for various Attorneys for Estates and Tax Reductions.

I have appraised Historic Buildings as to the value in the Valuation of Historic Façade Easement Donations

I have testified in many cases in the Common Pleas Court as to Values and I have testified before the County Commissioners on Tax Values. Since 1986 over 1,000 Real Estate Tax Appeals Filed.

THE ATTORNEYS I HAVE APPRAISED FOR ARE THE FOLLOWING:

Bloom & Greene Co. L.P.A. Lawrence Flemer

Buechner, Haffer, O'Connell, Meyers & Healey Co., L.P.A.

Busald, Frank & Zevely

Chalfie & Chalfie – James Chalfie

Douglas, Schilling & Hopper – Flach Douglas, Kevin J. Hopper

Drew, Ward, Graf & Coogan

Goodman & Goodman

Heekin & Heekin

Horowitz Law Firm

Katz, Teller, Brant & Hild

Keating, Muething and Klekamp, P.L.L.

Klette, Klette & Worland

Manley, Burke & Fischer

Marks, Golman & Weiner – Elliott Ploaniecki

Martin, Rach, Gors, Vale, Burke & Fitzgerald

Joel Moskowitz

Paxton & Seasongood

Santen, Santen & Hughes

John Scahill

Wagner & Bloch

Other Attorneys to numerous to mention.

ADDENDUM

ARTICLE 7: RESIDENTIAL ZONING DISTRICTS

7.1 Districts and Purpose Statements

7.1.1 General Purpose and Intent

The districts contained in this section are created to:

- (A) Provide appropriately located areas for residential development that are consistent with the Colerain Township Comprehensive Plan, the Colerain Township Land Use Plan and with standards of public health and safety established by this Resolution and any other appropriate governmental body;
- (B) Ensure adequate light, air, privacy and open space for each dwelling;
- (C) Protect residents from the harmful effects of excessive noise, population density, traffic congestion, and other significant adverse environmental effects;
- (D) Develop new housing where adequate public services can be provided economically; and
- (E) Provide high-quality residential neighborhood environments.

7.1.2 Residential Districts and Specific Purpose Statements

(A) R-1 Rural Residential District

The R-1 Rural Residential District is intended to provide for development that will protect the steep hillsides and rural residential character prevalent in the western areas of Colerain Township. Development in this district lacks sanitary sewer service and may not have access to central water service. The district is intended for large residential lots or open space subdivisions to ensure the protection of open spaces and steep hillsides.

(B) R-2 Estate Residential District

The R-2 Estate Residential District is intended to provide for large lot residential development consistent with the rural character of the western side of Colerain Township. Development in this district may or may not have access to sanitary sewer service or central water service. The district is intended for large residential lots or open space subdivisions to ensure the protection of open spaces and steep hillsides.

(C) R-3 Suburban -Low Residential District

The R-3 Suburban-Low Residential District is intended to provide for single-family detached residential development on small to moderate

sized lots when the uses are served by water and sanitary sewer services.

(D) R-4 Suburban – Medium Residential District

The R-4 Suburban – Medium Residential District is intended to provide for the protection of older, existing neighborhoods in Colerain Township where development is more compact. The primary use in the R-4 District is single-family detached homes at moderate densities on lots served by water and sewer services.

(E) R-5 Suburban – High Residential District

The R-5 Suburban – High District is intended to provide for the protection of older, existing neighborhoods in Colerain Township where development is more compact. The primary use in the R-5 District is single-family detached homes at higher densities on lots served by water and sewer services.

(F) R-6 Urban Residential District

The R-6 Urban Residential District is intended to provide for a mixture of residential housing types at a moderate density. Housing units in this district may include detached housing or housing where units are attached through common walls, but not floors, and are served by water and sewer services.

(G) R-7 Multi-Family Residential District

The R-7 Multi-Family Residential District is intended to provide for multi-family dwelling residential housing types at a moderate density. Housing units in this district may include all types of attached housing including apartment buildings or complexes. All uses are served by water and sewer services.

7.2 Permitted Uses

Table 7-1 below sets for the uses allowed within the zoning district. The abbreviation used in the table are described as follows:

7.2.1 Permitted Uses

A “P” in a cell indicates that a use category is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Resolution, including, but not limited to provisions in Articles 7, 10, 12, 13, 14, and 15.

7.2.2 Permitted Uses with Conditions

(A) A “P*” in a cell indicates that a use category is allowed by-right in the respective zoning district if it meets the additional standards set forth in the numerically reference sections. Permitted uses with conditions are subject to all other applicable regulations of this Resolution, including, but not limited to provisions in Articles 7, 10, 12, 13, 14, and 15..

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- (B) Uses permitted with conditions under this category are approved administratively by the Zoning Administrator.

7.2.3 Conditional Uses

A "C" in a cell indicates that a use category is allowed only if reviewed and approved as a Conditional Use by the Board of Zoning Appeals in accordance with Section 4.4 (Appeals, Variances, and Conditional Uses). Conditional uses are subject to all other applicable regulations of this Resolution, including, but not limited to provisions in Articles 10 through 15.

7.2.4 Prohibited Uses

A shaded cell indicates that a use is prohibited in the respective zoning district.

7.2.5 Numerical References

The numbers contained in the "Additional Regulations" column are references to additional standards and requirements that apply to the use type listed. Standards referenced in the Additional Regulations column apply in all zoning districts unless otherwise expressly stated.

Table 7-1: Residential Use Table								
Use P=Permitted Use P* = Permitted with Conditions C= Conditional Use	Zoning Districts							Additional Regulations
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	Refer to Section:
Agricultural Uses								
Agricultural Uses	P*	P*	P*	P*	P*	P*	P*	Section 7.4.2
Riding Stables	P*	C						Section 7.4.11
Residential Uses								
Adult Family Homes or Small Residential Facilities	P	P	P	P	P	P	P	
Adult Group Homes or Large Residential Facilities							P	
Adult or Child Day Care Centers							P	
Institutional Housing						P*	P*	Section 7.4.6
Multi-Family Dwellings						P*	P	Section 7.4.7
Open Space Residential Developments	P*	P*	P*					Section 7.4.8
Permanently Sited Manufactured Homes	P*	P*	P*	P*	P*	P*		Section 7.4.9

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Table 7-1: Residential Use Table								
Use P=Permitted Use P* = Permitted with Conditions C= Conditional Use	Zoning Districts							Additional Regulations
	R-1	R-2	R-3	R-4	R-5	R-6	R-7	Refer to Section:
Single-Family Dwellings	P	P	P	P	P	P		
Two-Family Dwellings						P	P	
Commercial and Office Uses								
Bed and Breakfast Establishments	C	C	C	C	C	C		Section 7.4.3
Telecommunications Towers	P*	P*	P*	P*	P*	P*	P*	Section 7.4.12
Type-B Family Day Care Home	P	P	P	P	P	P	P	
Institutional/Public Uses								
Active Park/Recreational Facilities	C	C	C	C	C	C	C	Section 7.4.1
Cemeteries	P*							Section 7.4.4
Educational Facilities	C	C	C	C	C	C	C	Section 7.4.5
Essential Services and Utilities	P	P	P	P	P	P	P	
Government and Public Uses	P	P	P	P	P	P	P	
Passive Park/Recreational Facilities and Conservation Areas	P	P	P	P	P	P	P	
Private Recreational Facilities	C	C	C	C	C	C	C	
Religious Places of Worship	C	C	C	C	C	C	C	Section 7.4.10
Miscellaneous Uses								
Accessory Uses	P*	P*	P*	P*	P*	P*	P*	Section 10.2
Home Occupations	P*	P*	P*	P*	P*	P*	P*	Section 10.3
Signs	P*	P*	P*	P*	P*	P*	P*	Article 15
Temporary Uses	P*	P*	P*	P*	P*	P*	P*	Section 10.4

7.3 Site Development Standards

- 7.3.1 All buildings and lots shall meet the minimum site development standards set forth in Table 7-2 (on the following page) unless otherwise specified in use-specific regulations of Section 7.4 (Agricultural and Residential Use-Specific Regulations) as referenced in Table 7-1 above.

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- 7.3.2 In order to rezone a property to an R-3, R-4, R-5, R-6, R-7, or PD District, a public or approved private water system and centralized sewer system shall be available for the development.
- 7.3.3 The Hamilton County General Health District may establish larger minimum lot area requirements than established in Table 7-2 for structures that require on-site wastewater treatment.
- 7.3.4 All permitted uses shall be located on an individual and separate lot with the following exceptions:
 - (A) Two dwelling units may be located on a single lot within the R-5, R-6, and R-7 District.
 - (B) Multiple dwelling units may be located on a single lot for permitted uses within the R-7 District.

7.4 Agricultural and Residential Use-Specific Regulations

7.4.1 Active Parks and Recreational Areas

All structures or buildings, except fences, shall be located a minimum of 100 feet from all lot lines.

7.4.2 Agricultural Uses

The following regulations shall apply to those agricultural uses that are not exempt from review pursuant to Subsection 4.2.2 (Exemptions from Zoning Certificates) of this Resolution and meet the definition of an agricultural use.

- (A) All buildings, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.
- (B) A maximum of one animal unit shall be permitted per acre with a maximum of 5 total animal units permitted.
- (C) All uses shall meet the minimum site development standards of the applicable district.

7.4.3 Bed and Breakfast Establishments

- (A) Bed and breakfast establishments shall be within an owner-occupied unit or the owner may live in an adjacent home.
- (B) There shall be a maximum of 5 guest rooms.
- (C) There shall be a minimum of 2 parking spaces for the owners of the property and an additional parking space for each guest room. On-street parking spaces may count toward the required parking.

One ground-mounted sign may be permitted with a maximum sign area of 4 square feet and a maximum height of 4 feet. Signs may be illuminated from an external light source.

Table 7-2: Residential Site Development Standards							
Standards	Zoning Districts						
	R-1	R-2	R-3	R-4	R-5	R-6	R-7
Minimum Lot Area							
Lot Area	1 unit per 3 acres	1 unit per acre without sewer	20,000 square feet per unit	14,000 square feet per unit	10,500 square feet per unit	7,500 square feet per unit	6,000 square feet per unit
		20,000 square feet with sewer					
Lot Width (feet)							
Lot Width	150	150 without sewer	100	80	70	65	80
		110 with sewer					
Minimum Yard Setbacks (feet)							
Front Yard	50	50	40	35	35	30	30
Side Yard (per side)	25	25 without sewer	15	10	18 combined, one side yard shall be 10	15 combined, one side yard shall be 10	25
		15 with sewer					
Rear Yard	60	60 without sewer	35	35	35	35	40
		35 with sewer					
Maximum Building Height							
Maximum Building Height	3 Stories	3 Stories	3 Stories	3 Stories	3 stories	3 Stories	4 Stories

7.4.4 Cemeteries

- (A) Cemeteries shall have a minimum lot area of 20 acres.
- (B) All chapels, mausoleums, accessory structures, or other structures shall be located a minimum of 100 feet from all lot lines in a residential zoning district. Such uses shall meet the minimum setback requirements of the applicable zoning district in a business zoning district.
- (C) Gravestones or grave markers shall meet all setbacks of the applicable zoning district.

7.4.5 Educational Facilities

- (A) All buildings, activity areas, and parking areas shall be located a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district. (See also 12.2.2(B))
- (B) Educational facilities shall meet the buffer requirements of uses within the B-2 Zoning District (see Table 14-1).
- (C) No part of a parking area shall be closer than 5 feet to the side and rear lot line unless it is adjacent to a residential district where it shall be set back 50 feet from the property line adjacent to the residential district. All setback areas shall be landscaped with grass and planting areas and shall be well maintained.

7.4.6 Institutional Housing

- (A) The maximum density of institutional housing shall be 7 units or 7 beds per acre, whichever is less.
- (B) In a residential district, there shall be a maximum of 21 units or beds per site.
- (C) All buildings shall be set back 50 feet from all lot lines.
- (D) All units shall be rented or sold to the elderly, the handicapped, or the disabled in order to qualify as institutional housing. Mixed development, such as a retirement village with some independent living, shall be built under the multi-family dwelling regulations or as part of a planned development.
- (E) No part of a parking area shall be closer than 5 feet to the side and rear lot line unless it is adjacent to a residential district where it shall be set back 50 feet from the property line adjacent to the residential district. All setback areas shall be landscaped with grass and planting areas and shall be well maintained.

7.4.7 Multi-Family Dwellings

Multi-family dwellings shall be permitted in the R-6 District provided the use meets the following requirements:

- (A) The dwelling units are attached by a common wall.

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- (B) Each unit shall have a separate exterior entrance.
- (C) There shall be a maximum of 4 units per structure.
- (D) No part of a parking area shall be closer than 5 feet to the side and rear lot line unless it is adjacent to a residential district where it shall be set back 50 feet from the property line adjacent to the residential district. All setback areas shall be landscaped with grass and planting areas and shall be well maintained.

7.4.8 Open Space Residential Developments

(A) Purpose

Open space residential developments provide for and encourage flexible and creative development techniques aimed toward providing a healthy and safe, natural and built environment. The development of open space residential developments is encouraged within the Colerain Township Comprehensive Plan, to conserve and protect the natural environment and rural character of the Township.

(B) Property Requirements

- (1) Open space residential developments are permitted where the subject parcel(s) contains a minimum of 20 contiguous acres, not separated by a road or other right-of-way prior to development.
- (2) The developer (applicant) must own in fee simple or have an option to purchase all lands within the open space residential development.
- (3) Any lawful ownership arrangement including, but not limited to fee simple lots, is permitted in an open space residential development.
- (4) The arrangement of dwelling units shall comply with all development standards contained in the applicable zoning district as modified in this section.

(C) Permitted Density

The maximum number of housing units permitted in an open space residential development is determined using the minimum lot area required in a zoning district and the following formula:

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Table 7-3: Permitted Density Formula	
(TSA/MLA) X 90%	
Where	TSA = Total site area in acres, excluding any area within existing public right-of-way or land that is subject to an existing conservation easement. Total site area also does not include any area occupied by lakes or ponds that are greater than one acre in size.
	MLA = Minimum lot area in acres required in a given zoning district. For areas subject to the Hillside Development Overlay regulations, the density calculations of Subsection 9.1.3 (Density/Intensity Standards) shall apply.
	90% is the factor to account for public or private right-of-way required in a development. When the above formula produces a fractional value, the number shall be rounded to the nearest whole number.

(D) Allowable Uses

- (1) The uses allowed in an open space residential development are those permitted uses listed in the applicable zoning district.
- (2) Multi-family dwelling uses are prohibited in open space residential developments.
- (3) Private roads connecting one residence to another and/or for means of ingress and egress for the open space residential development are permitted, subject to the following conditions:
 - a.) The private roads must be designed and constructed to meet Hamilton County Engineer requirements for design, materials, and construction.
 - b.) The length, location, distance and other relevant siting factors must comply with all of the Hamilton County requirements for subdivision roads.

(E) Modifications to Area and Height Regulations

Minimum lot area requirements contained in the applicable zoning districts are modified in an open space residential development to provide for required open space and allow for flexibility in design. Unless specifically modified hereunder, area and height regulations contained in the applicable zoning district apply.

(1) Lot Area Requirements

Dwelling units are not required to be on individual lots and there are no minimum lot sizes. However, when lots are included in a development plan, such lots shall be of sufficient size and shape to accommodate dwelling units in compliance with the spacing and yard requirements defined herein.

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(2) Minimum Yard Depths and Setbacks

- a.) Individual buildings in a proposed development shall be setback a minimum of 15 feet from a proposed internal public or private roadway and 35 feet from an existing township or county road.
- b.) Individual buildings shall be setback a minimum of 50 feet from any lot line that represents the boundary of the proposed open space residential development.
- c.) There shall be a minimum separation of 60 feet between the rear of two principal buildings or between the rear and front of two principal buildings.
- d.) The minimum separation between the sides of two principal buildings (side yards) in the proposed development shall be 20 feet.
- e.) Accessory uses shall be setback 10 feet from all lot lines.

(F) **Sewage Disposal**

Open space residential developments shall be served by individual or public sewage disposal structures consistent with applicable State or County regulations. Individual sewage disposal systems shall comply with all applicable regulations of the Hamilton County General Health District and may be located within required open space.

(G) **Wetland in Open Space Residential Developments**

Wetlands found within a site proposed to be developed as an Open Space Residential Development must remain in a natural state and no off-site mitigation of wetlands shall be permitted.

(H) **Mandatory Open Space Requirements**

- (1) All open space residential developments shall include a minimum of 50 percent of the total site acreage as required open space. The following areas shall be completely preserved in their natural state as part of the open space requirements:
 - a.) Wetlands; and
 - b.) Areas with a natural slope of 20 percent or more.
- (2) In the case of phased developments, open space shall be provided in a proportional manner with a developed area (i.e., if a 100 acre site is to be developed in two phases of 50 acre each, 25 acres of open space, or 50 percent of the first phase, shall have to be provided with the first phase).
- (3) The following areas shall not count toward the minimum open space requirements:
 - a.) Private and public roads, and associated rights-of-way.

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- b.) Public or private parking areas, access ways, and driveways.
- c.) Required setbacks between buildings, parking areas, and project boundaries.
- d.) Required setbacks between buildings and streets,
- e.) Required minimum spacing between buildings and parking areas.
- f.) Private yards, including front, back and sides.
- g.) Land that is subject to preexisting conservation easements or similar limitations on development.
- h.) Above-ground buildings, pipes, apparatus, and other equipment for community or individuals, septic or sewage disposal systems.

(I) Use of Required Open Space

- (1) Open space shall be designed and intended for the use and/or enjoyment of residents of the proposed development or the general public.
- (2) Areas designated for required open spaces shall be preserved in its natural state unless otherwise permitted as follows:
 - a.) They are designated to be utilized for farming when authorized in a conservation easement or in a homeowners association's covenants and restrictions; or
 - b.) They are designated to be used for underground drainage fields for individual or community septic systems or other underground components of on-site septic systems. Other components of on-site sewage disposal septic systems that extend above grade and are visible may not be within required open space. Easements shall be required to enable the maintenance of these facilities; or
 - c.) They are designated to be utilized as wet or dry stormwater management ponds or basins. These ponds or basins may be located partially or entirely within the required open space. Easements shall be required to enable the maintenance of these facilities; or
 - d.) They are designated to be used as active recreation areas designed and intended for the use and/or enjoyment of residents of the development, or the general public. These active recreation areas shall be located in areas with the least impact on natural amenities and wildlife habitats, of a useable size and shape for the intended purpose, and limited to 20 percent of the total acreage devoted to

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required open space. Such uses shall not include structures under a roof.

(J) Reclamation of Disturbed Open Space

Any area to be designated as required open space that are disturbed during construction or otherwise not preserved in its natural states, shall be landscaped with vegetation which appeared in those respective areas of the required open space immediately prior to being disturbed during construction or otherwise not preserved in their natural states..

(K) Future Subdivision and Development of Open Space

- (1) All required open space shall be restricted from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to Colerain Township and duly recorded in the office of the Hamilton County Recorder.
- (2) Subject to permanent restrictions as set forth above, required open space in an open space residential development shall be owned by an Homeowners Association, Colerain Township (with its consent), a land trust or other conservation organization recognized by Colerain Township, or by a similar entity.
- (3) Required open space may be held by the individual members of a Homeowners Association as tenants-in-common or may be held in common ownership by a Homeowners Association, Community Association, or other similar legal entity.
- (4) To obtain Township approval of the ownership of open space and common areas, the association must submit documents with the development plan showing that the association's bylaws and/or code of regulations require the following:
 - a.) Membership in the Association shall be mandatory for all purchasers of lots in the development.
 - b.) The Association shall be responsible for maintenance, control, and insurance of all common areas, including required open space.

(L) Conservation Easements

With the permission of Colerain Township, the owner(s) of required open space may, in accordance with provisions of Section 5301.67 - .70 of the ORC, grant or transfer a conservation easement to any entity described in Section 5301.68 of the ORC, provided that the entity and the provisions of the conservation easements are acceptable to Colerain Township. When a deed restriction is proposed as the method of restricting further subdivision of land designated as open space, Colerain Township shall be named as a party to such deed restrictions with approval authority over any changes thereto. The conveyance

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must contain appropriate provision for assignment of the conservation easement to another entity authorized to hold conservation easements under Section 5301.68 of the ORC, in the event that the original grantee becomes unwilling or unable to ensure compliance with the provisions of the conservation easement.

(M) Development Plan Submission Requirements

- (1) Development plans are not subject to the review procedure established for planned development districts as defined in Section 4.5 (Planned Development District Review).
- (2) All proposed open space residential developments shall provide a site analysis and a development plan to document compliance with all requirements of this section.
- (3) A site analysis and development plan together with any required application forms shall be transmitted in a form and number as prescribed by the Zoning Commission.
- (4) The site analysis and development plan shall be submitted to and reviewed by the Zoning Administrator in the manner described herein.

(N) Review of Open Space Residential Developments

Within 10 days after receiving an application, site analysis and development plan, the Zoning Administrator shall review submitted material to determine that the application includes all the items required in this section. If the application is deemed complete and the application fee is paid, the Zoning Administrator shall officially accept the application on that date. Review of the proposed open space residential development shall be accomplished in coordination with review procedures and requirements of all government agencies with jurisdiction over the development, and in the following manner:

(1) Distribution of Submitted Material

Once the application is determined to be complete, the Zoning Administrator shall distribute copies of submitted materials to Colerain Township's legal counsel and appropriate Colerain Township administrative departments, and to such other regulatory agencies that have statutory authority to subsequently review and comment on any aspect of the development, including but not limited to, the Hamilton County Regional Planning Commission, the Hamilton County General Health District, the Hamilton County Engineer, the Hamilton County Public Works Department, the Ohio Environmental Protection Agency, FEMA, U.S. Army Corps of Engineers, consultants retained by the Township, and Board of Township Trustees.

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(2) Review and Approval by Colerain Township Zoning Administrator

Within 45 days after the date that a complete application is made, the Zoning Administrator shall review materials submitted and take one of the following actions:

- a.) Approve the application and proposed development plan based upon a determination that the proposed plan complies with the standards set forth in this Resolution; or
- b.) Deny approval of the application and proposed development plan. The decision to deny the application shall include a written description of specific changes required for the proposed plan to conform to the requirements of this section. A decision to deny the application and proposed development plan may be appealed to the Board of Zoning Appeals in accordance with the requirements in Section 4.4 (Appeals, Variances, and Conditional Uses).

(O) **Approval Criteria**

In reviewing a proposed application for an open space residential development, the Zoning Administrator shall make a determination that the proposed development complies with the provisions of this section and is permitted within the applicable zoning district.

(P) **Time Limits**

The development plan shall be valid for 2 years. If the applicant has not begun construction within the 2 years, the development shall be voided and any new development shall require a new application for approval.

(Q) **Amendments**

- (1) After an open space residential development has been approved, adjustments, or rearrangements of buildings, parking areas, entrances, heights, or yards may be requested.
- (2) Changes, as defined herein, are allowed and may be approved by the Zoning Administrator, provided such requests conform to applicable standards defined in this section.
- (3) Amendments shall require the submittal of a revised development plan to the Zoning Administrator. The Township may establish a minor re-submittal fee as part of their adopted fee schedule.

(Amended 12/11/07)

7.4.9 Permanently Sited Manufactured Homes

Permanently sited manufactured homes shall be permitted where they meet the following provisions:

- (A) They meet the definition of a permanently sited manufactured home; and
- (B) They comply with all zoning requirements of a single-family dwelling in the applicable zoning district.
- (C) Travel trailers, park trailers, and mobile homes, as defined in Section 4501.01 of the ORC, and that do not qualify as a permanently sited manufactured home shall be prohibited

7.4.10 Religious Places of Worship

- (A) All buildings, activity areas, and parking areas shall be located a minimum of 50 feet from all lot lines when located within or adjacent to a residential zoning district.
- (B) Religious places of worship shall meet the buffer requirements of uses within the B-2 Zoning District (see Table 14-1).
- (C) No part of a parking area shall be closer than 5 feet to the side and rear lot line unless it is adjacent to a residential district where it shall be set back 50 feet from the property line adjacent to the residential district. All setback areas shall be landscaped with grass and planting areas and shall be well maintained.

7.4.11 Riding Stables

The following regulations shall apply to those riding stables that are not exempt from review pursuant to Subsection 4.2.2 (Exemptions from Zoning Certificates) of this Resolution and meet the definition of a riding stable.

- (A) The use meets the definition of a riding stable.
- (B) All buildings, exterior storage, refuse, or supplies shall be set back a minimum of 100 feet from all lot lines.
- (C) A maximum of one animal unit shall be permitted per acre.

7.4.12 Telecommunications Towers

- (A) Any person who plans to construct a telecommunications tower in a residential zoning district shall provide both of the following by certified mail:
 - (1) Written notice to each owner of property, as shown on the county auditor's current tax list, whose land is contiguous to or directly across a street or roadway from the property on which the tower is proposed to be constructed, stating all of the following in clear and concise language:
 - a.) The person's intent to construct the tower;

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- b.) A description of the property sufficient to identify the proposed location; and
- c.) The property owner has a maximum of 15 days after the date of the mailing to give written notice to the Board of Township Trustees requesting that the Board of Zoning Appeals review the telecommunications tower pursuant to the authority granted by Sections 519.02 to 519.25 of the Ohio Revised Code as they apply to the proposed location of the tower.

If the notice to a property owner is returned unclaimed or refused, the person shall mail the notice by regular mail. The failure of delivery of the notice does not invalidate the notice.

- (2) Written notice to the Board of Township Trustees of the information specified in Paragraph (1) above. The notice to the Board also shall include verification that the person has complied with the notification requirements of this Section.

(B) Responses to Notification

- (1) If the Board of Township Trustees receives notice from a property owner in response to Paragraph (A) of this section within the time specified in that division or if a Board member makes an objection to the proposed location of the telecommunications tower within 15 days after the date of mailing of the notice sent under Paragraph (A) of this section, the Board shall request that the Township Fiscal Officer send the person proposing to construct the tower written notice that the tower is subject to the power conferred by and in accordance with Ohio Revised Code. The notice shall be sent no later than 5 days after the earlier of the date the board first receives such a notice from a property owner or the date upon which a Board member makes an objection. Upon the date of mailing of the notice to the person, Sections 519.02 to 519.25 of the Revised Code shall apply to the tower.
- (2) If the Board of Township Trustees receives no notice under Paragraph (A) of this section within the time prescribed by that division or no Board member has an objection as provided under Paragraph (A) of this section within the time prescribed by that division, the tower shall be permitted as-of-right pursuant to the applicable sections of this Resolution.

- (C) The Board of Zoning Appeals shall review the application for a telecommunications tower as a conditional use where such review is requested by a notified property owner or the Board of Township Trustees pursuant to Section 4.4 (Appeals, Variances, and Conditional Uses).

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- (D) The Board of Zoning Appeals shall approve a telecommunications tower as a conditional use if the Board finds that the applicant has satisfied all of the following standards:
- (1) The application shall comply with the general standards for a conditional use as established in Subsection 4.4.3 (Conditional Use Review Criteria);
 - (2) Proof shall be provided by the applicant in a form satisfactory to the Board that the proposal has been approved by all agencies and governmental entities with jurisdiction, including but not limited to the Ohio Department of Transportation, the Federal Aviation Administration, the Federal Communication Commission, or the successors to their respective functions.
 - (3) The applicant shall demonstrate by clear and convincing evidence that its tower antennae cannot be located on any other communication tower or facility in the vicinity, and that all reasonable means have been undertaken to avoid any undue negative impact caused by the "clustering" of towers within an area. In the event of the construction of new facilities by the applicant, the applicant shall agree to the use of such facilities by other cellular communications companies, telephone, radio, television companies, etc. upon payment of reasonable fees for such use.
 - (4) An application shall be denied unless the applicant demonstrates that technically suitable and feasible sites are not available in a non-residential district and that the site is located in the least restrictive district that includes a technically suitable and feasible site.
 - (5) The applicant shall demonstrate that the proposed tower is the least aesthetically intrusive facility for the neighborhood and function. Monopole installations are recommended. All buildings and structures shall be architecturally compatible with the architecture of the adjacent buildings and structures.
 - (6) Pole, tower and/or structure placement shall be established on a lot meeting the minimum square footage requirements of the applicable zoning and shall maintain a minimum setback of 100 feet from every lot line.
 - (7) For reasons of aesthetics and public safety such facilities shall be effectively screened on each side which adjoins premises in any residence district. Screening shall consist of:
 - a.) A solid masonry wall or solid fence, not less than 4 nor more than 6 feet in height;
 - b.) A tight screen or hardy evergreen shrubbery; or
 - c.) Natural or existing screening not less than 4 feet in height.

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- (8) The use of razor or barbed wire shall be prohibited.
- (9) Screening walls and fences shall be located not less than 30 feet from each lot line.
- (10) Spaces between any screening device and adjacent lot lines shall be buffered by the use of landscape plant materials including grass, hardy shrubs, evergreen ground cover. All screening devices and landscape materials shall be maintained in good condition and in compliance with the maintenance standards of Article 14: Landscaping and Buffering.
- (11) The applicant (or its successors) shall, within 30 days of ceasing operation at the site of a telecommunication tower, give notice of such ceasing of operation to the Zoning Commission. Facilities shall be removed from the site within 12 months of ceasing operations. Resale or renting of facilities is permissible only to other cellular communications systems subject to obtaining a Zoning Certificate from the Zoning Commission.
- (12) Any conditional use permit issued under this section shall be revocable and may be revoked after notice and hearing if any continuing condition of the certificate has been violated and is not remedied within 30 day of written notice from the Zoning Commission.

OPINION OF PROBABLE PROJECT COST

CLIPPARD PARK

PROJECT NO: 07126

MARCH 28, 2008

BRANDSTETTER CARROLL INC.

ARCHITECTS ENGINEERS PLANNERS

BUILDING COST ITEM				UNIT	UNIT COST	Qty.	Cost
Bark Mulch Trail-1,425'							
Earthwork				C.Y.	\$ 15.00	140	\$ 2,100.00
Mulch				S.Y.	\$ 4.00	1,266	\$ 5,064.00
Seeding, mulching				S.Y.	\$ 0.70	1,600	\$ 1,120.00
Subtotal							\$8,284.00
5% Construction Contingency							\$414.20
8% General Conditions							\$662.72
CONSTRUCTION SUBTOTAL							\$9,360.92
12% DESIGN, ENGINEERING, TESTING, BIDDING, PRINTING							\$1,123.31
TOTAL COST							\$10,484.23

Tawanna,

I think an estimate of \$2000 -2500 for a relatively large rain garden is a generous estimate – estimating 15 feet by 20 feet. You can expect to spend 1200 to 1500 on plants alone (this is biggest expense), plus cost of earth moving, soil, and mulch.

Tara

Tara Maddock, Ph.D., Executive Director

Mill Creek Watershed Council of Communities

One North Commerce Park Dr., Suite 124,
Cincinnati, OH 45215

513.563.8800 (phone) 513.563.8810 (fax)

<http://www.millcreekwatershed.org>



United States
Department of
Agriculture



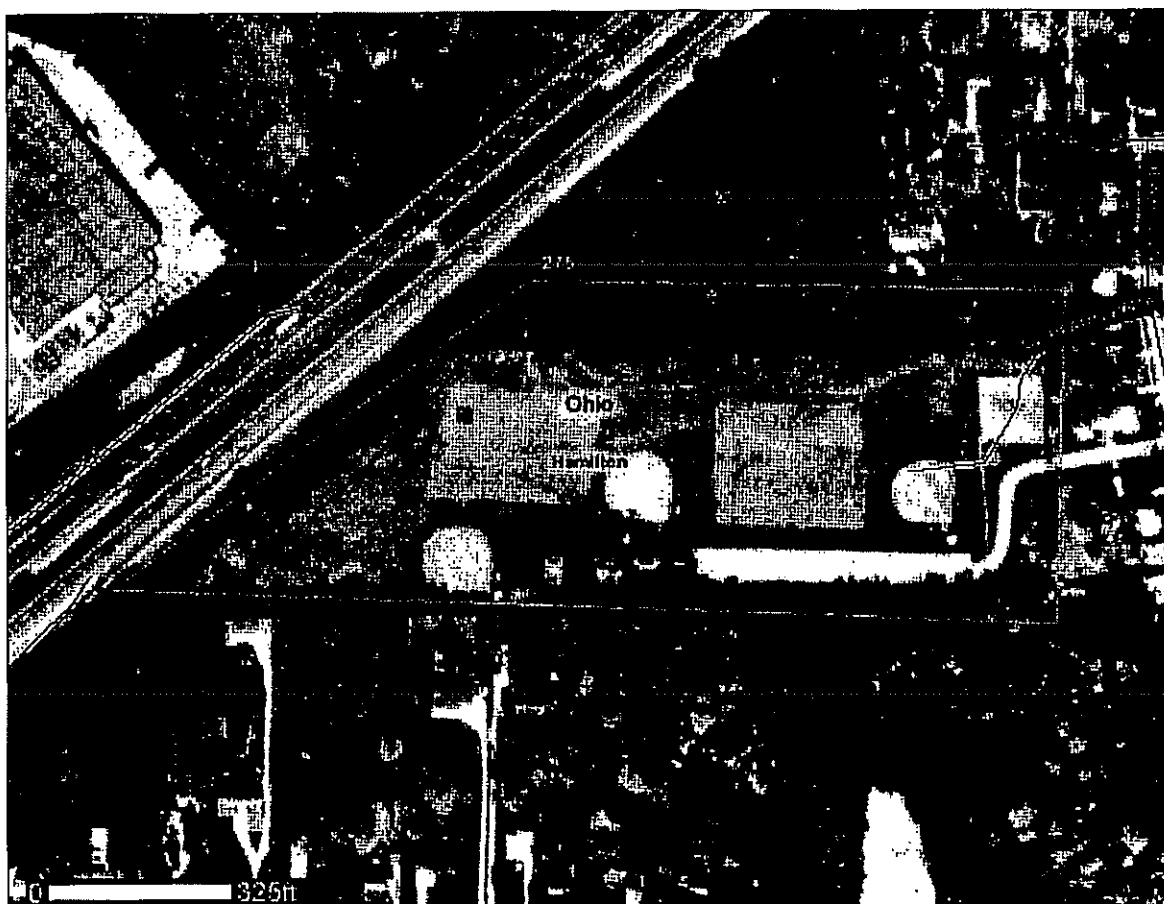
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Hamilton County, Ohio

Clippard Park



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Soil Data Mart Web site or the NRCS Web Soil Survey. The Soil Data Mart is the data storage site for the official soil survey information.

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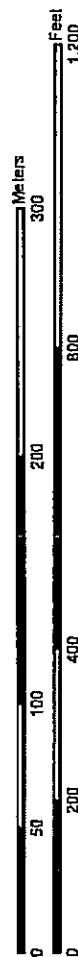
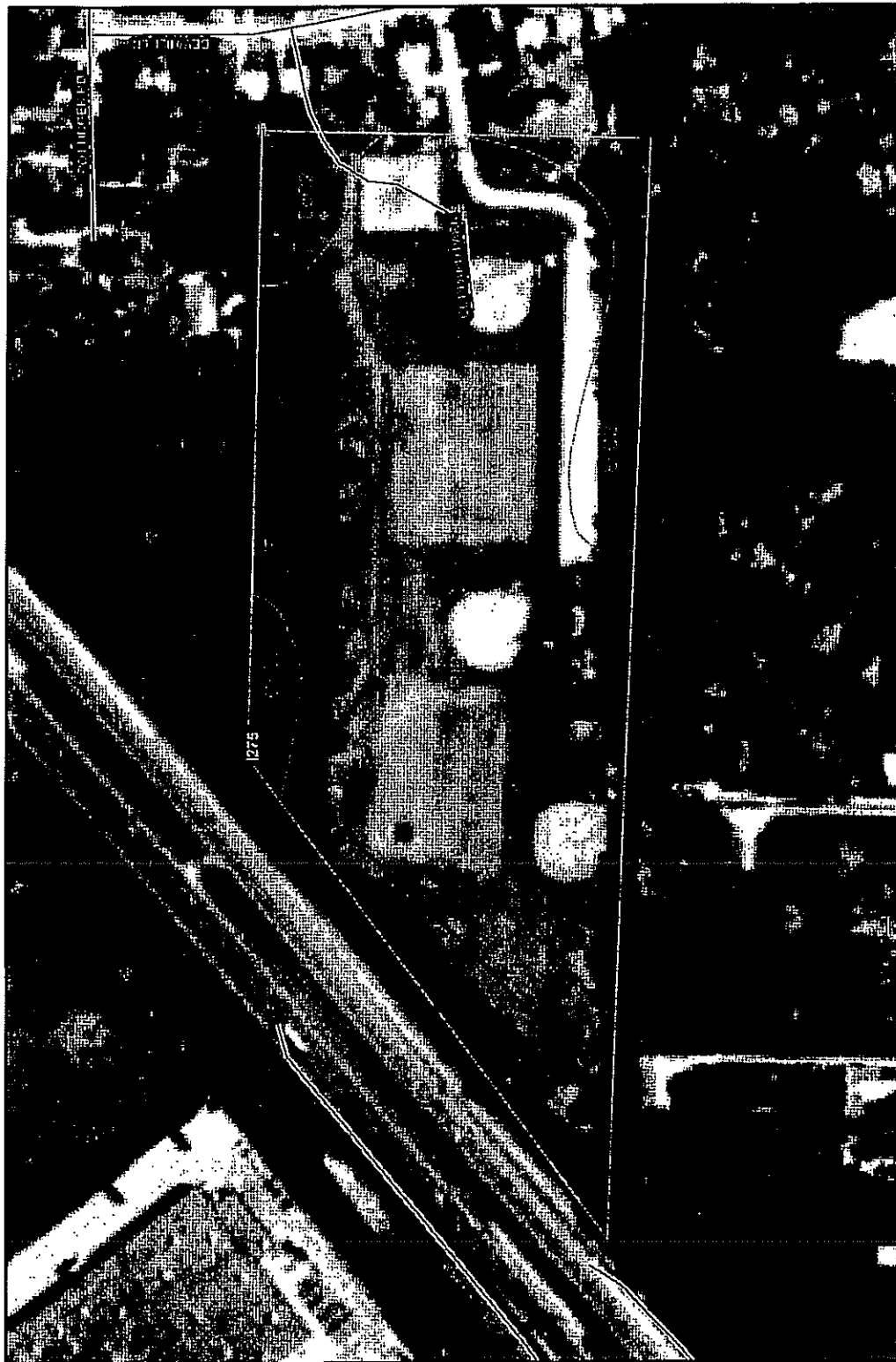
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Soil Map















































The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map



Custom Soil Resource Report Legend

MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
	Special Point Features		Other
	Blowout		Special Line Features
	Borrow Pit		Gully
	Clay Spot		Short Steep Slope
	Closed Depression		Other
	Gravel Pit		Political Features
	Gravelly Spot		Municipalities
	Landfill		Cities
	Lava Flow		Urban Areas
	Marsh		Water Features
	Mine or Quarry		Oceans
	Miscellaneous Water		Streams and Canals
	Perennial Water		Transportation
	Rock Outcrop		Ralls
	Saline Spot		Roads
	Sandy Spot		Interstate Highways
	Severely Eroded Spot		US Routes
	Sinkhole		State Highways
	Slide or Slip		Local Roads
	Sodic Spot		Other Roads
	Spot Area		
	Stony Spot		

MAP INFORMATION

Original soil survey map sheets were prepared at publication scale. Viewing scale and printing scale, however, may vary from the original. Please rely on the bar scale on each map sheet for proper map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 16N

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hamilton County, Ohio
Survey Area Date: Version 6, Sep 12, 2007

Date(s) aerial images were photographed: 2000

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Hamilton County, Ohio (OH061)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CnC2	Cincinnati silt loam, 8 to 15 percent slopes, eroded	0.4	2.4%
EcC2	Eden silty clay loam, 8 to 15 percent slopes, eroded	1.9	10.9%
R1B	Rossmoyne-Urban land complex, 3 to 8 percent slopes	14.7	86.7%
Totals for Area of Interest (AOI)		17.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that

Custom Soil Resource Report

have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Hamilton County, Ohio

CnC2—Cincinnati silt loam, 8 to 15 percent slopes, eroded

Map Unit Setting

Elevation: 600 to 1,300 feet
Mean annual precipitation: 35 to 45 inches
Mean annual air temperature: 50 to 57 degrees F
Frost-free period: 160 to 200 days

Map Unit Composition

Cincinnati and similar soils: 85 percent
Minor components: 15 percent

Description of Cincinnati

Setting

Landform: Till plains
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Nose slope, side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess over pedis sediment over till

Properties and qualities

Slope: 8 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 48 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 35 percent
Available water capacity: Low (about 5.5 inches)

Interpretive groups

Land capability (nonirrigated): 3e

Typical profile

0 to 7 inches: Silt loam
7 to 30 inches: Silty clay loam
30 to 46 inches: Clay loam
46 to 70 inches: Clay loam
70 to 86 inches: Clay loam

Minor Components

Severely eroded areas

Percent of map unit: 4 percent

Switzerland

Percent of map unit: 4 percent
Landform: Hills

Eden

Percent of map unit: 4 percent

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2000 - 2006 Population Change

Jurisdiction	Census 2000	2001	2002	2003	2004	2005	2006	Change 2005 - 2006		Change 2000 - 2006	
								Numeric	Percent	Numeric	Percent
Addyston village	1,010	1,009	999	991	974	954	941	-13	-1.4%	-69	-6.8%
Amberley village	3,425	3,419	3,364	3,330	3,307	3,271	3,237	286	8.1%	112	3.3%
Anderson township	43,657	43,877	43,255	42,001	42,001	41,523	40,986	-537	-1.3%	-2,871	-6.5%
Arlington Heights village	899	899	871	852	837	819	802	-17	-2.1%	-97	-10.8%
Blue Ash city	12,513	12,447	12,270	12,067	11,904	11,729	12,008	969	8.3%	195	1.5%
Chapel Hill	8,016	8,000	8,723	8,541	8,390	8,223	8,049	-174	-2.1%	-969	-10.7%
Cincinnati city	331,285	331,389	331,306	332,226	332,466	331,310	332,252	942	0.3%	967	0.3%
Cleves village	2,780	2,757	2,703	2,647	2,601	2,570	2,534	-36	-1.4%	-256	-9.2%
Coleman township	60,144	60,221	59,465	58,844	57,948	57,257	56,205	4,938	8.6%	2,081	3.4%
Columbia township	4,558	4,541	4,541	4,487	4,444	4,478	4,411	-87	-1.9%	-208	-4.5%
Crook township	2,748	2,777	2,763	2,764	2,745	2,745	2,745	36	1.3%	79	2.9%
Deer Park city	5,952	5,966	5,898	5,777	5,676	5,608	5,486	-112	-2.0%	-486	-8.1%
Delhi township	30,104	29,944	30,433	30,685	30,685	30,276	31,147	871	2.9%	1,043	3.5%
Elmwood Place village	2,681	2,645	2,590	2,534	2,487	2,435	2,381	-54	-2.2%	-300	-11.2%
Everdale village	1,090	1,071	1,026	979	929	876	823	-53	-5.7%	-267	-24.5%
Fairfax village	1,938	1,927	1,894	1,851	1,817	1,780	1,767	-13	-0.7%	-171	-8.8%
Forest Park city	19,453	19,350	19,001	18,636	18,362	18,042	17,700	-342	-1.9%	-1,763	-9.1%
Glendale village	2,188	2,194	2,183	2,171	2,161	2,136	2,102	-33	-1.5%	-86	-3.9%
Golf Manor village	3,993	3,950	3,972	3,780	3,722	3,671	3,602	-75	-2.0%	-397	-9.9%
Green township	55,660	56,428	56,878	57,085	57,255	57,508	57,144	-365	-0.6%	-544	-0.9%
Green Hills village	4,103	4,070	4,006	3,987	3,928	3,752	3,675	-77	-2.1%	-428	-10.4%
Harrison city	7,467	7,509	7,427	7,470	7,577	7,600	7,613	504	6.5%	826	11.0%
Harrison township	4,982	5,037	5,021	5,133	5,145	5,425	5,386	-39	-0.7%	404	6.1%
Lincoln Heights village	4,113	4,085	4,011	3,934	3,875	3,811	3,747	-64	-1.7%	-366	-8.9%
Lockland village	3,707	3,659	3,584	3,508	3,447	3,368	3,321	-87	-2.6%	-386	-10.4%
Loveland city (pt.)	9,561	9,502	9,334	9,167	9,092	8,995	8,910	-85	-0.9%	-651	-6.8%
Madison city	6,923	6,877	6,742	6,580	6,456	6,318	6,153	-165	-2.6%	-770	-11.1%
Marblehead village	3,408	3,367	3,304	3,237	3,180	3,122	3,056	-66	-2.1%	-352	-10.3%
Miami township	9,093	9,239	9,662	10,457	10,452	11,180	11,087	-93	-0.8%	1,994	21.9%
Millard city (pt.)	35	36	37	39	39	38	37	-1	-2.6%	2	5.7%
Morgantown city	10,163	10,074	9,809	9,744	10,137	10,000	9,856	-144	-1.4%	-307	-3.0%
Mount Healthy city	7,149	6,972	6,843	6,715	6,709	6,690	6,461	-129	-2.0%	-688	-9.6%
Newtown village	2,420	2,416	2,391	2,342	2,354	2,366	2,362	-4	-0.1%	1,262	52.1%
North Bend village	603	610	600	604	601	611	604	-7	-1.1%	1	0.2%
North College Hill city	10,082	9,997	9,826	9,653	9,519	9,345	9,157	-188	-2.0%	-825	-8.2%
Norwood city	21,675	21,472	21,100	20,711	20,384	19,967	19,532	-435	-2.2%	-2,143	-9.9%
Reading city	11,282	11,157	10,940	10,715	10,510	10,305	10,090	-215	-2.1%	-1,202	-10.6%
Sharonville city (pt.)	11,578	11,500	11,371	11,209	11,050	10,855	10,554	-201	-1.9%	-924	-8.0%
Silverton city	5,178	5,113	5,014	4,910	4,823	4,727	4,680	-43	-0.9%	2	0.0%
Springdale city	10,563	10,467	10,294	10,095	9,940	9,794	9,641	-154	-1.5%	-823	-7.8%
Springfield township	37,587	37,547	37,016	36,481	36,076	35,861	35,755	3,894	10.9%	2,168	5.8%
St. Bernard city	4,924	4,865	4,768	4,664	4,579	4,522	4,428	-94	-2.1%	-489	-10.1%
Sycamore township	19,675	19,693	19,741	19,543	19,261	19,015	18,725	-290	-1.5%	-950	-4.8%
Symmes township	14,771	14,764	15,001	14,794	14,600	14,427	14,244	1,317	9.1%	973	6.6%
Terrace Park village	2,273	2,254	2,221	2,190	2,169	2,133	2,100	-33	-1.5%	-173	-7.6%
The Village of Indian Hill city	5,907	5,893	5,793	5,691	5,647	5,653	5,644	-9	-0.2%	-263	-4.5%
Whitewater township	5,664	5,641	5,579	5,513	5,578	5,597	5,601	4	0.1%	37	0.7%
Woodlawn village	2,816	2,784	2,731	2,676	2,630	2,580	2,529	-51	-2.0%	-287	-10.2%
Wyoming city	8,261	8,224	8,080	7,950	7,848	7,707	7,672	665	8.6%	111	1.3%
Hamilton County	845,303	844,569	840,322	836,447	832,250	828,487	822,506	-5,991	-0.7%	-22,707	-2.7%

Note: US Census Bureau Population Estimates
 Source: Communities listed in yellow indicate successful Census Challenges. The 2000 Hamilton County total does not reflect these changes.

1000000



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DP-1. Profile of General Demographic Characteristics: 2000
Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data
Geographic Area: Census Tract 205.05, Hamilton County, Ohio

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/expsf1u.htm>.

Subject	Number	Percent
Total population	4,963	100.0
SEX AND AGE		
Male	2,499	50.4
Female	2,464	49.6
Under 5 years	397	7.9
5 to 9 years	420	8.5
10 to 14 years	431	8.7
15 to 19 years	367	7.4
20 to 24 years	313	6.3
25 to 34 years	752	15.2
35 to 44 years	903	18.2
45 to 54 years	718	14.5
55 to 59 years	225	4.5
60 to 64 years	154	3.1
65 to 74 years	214	4.3
75 to 84 years	68	1.4
85 years and over	11	0.2
Median age (years)	32.6	(X)
18 years and over	3,490	70.3
Male	1,748	35.2
Female	1,742	35.1
21 years and over	3,291	66.3
62 years and over	384	7.7
65 years and over	293	5.9
Male	145	2.9
Female	148	3.0
RACE		
One race	4,878	98.3
White	3,939	79.4
Black or African American	806	16.2
American Indian and Alaska Native	7	0.1
Asian	76	1.5
Asian Indian	13	0.3
Chinese	0	0.0
Filipino	8	0.2
Japanese	0	0.0
Korean	2	0.0
Vietnamese	22	0.4
Other Asian ¹	31	0.6
Native Hawaiian and Other Pacific Islander	4	0.1
Native Hawaiian	0	0.0
Guamanian or Chamorro	4	0.1
Samoan	0	0.0
Other Pacific Islander ²	0	0.0
Some other race	46	0.9
Two or more races	85	1.7
Race alone or in combination with one or more other races ³		
White	4,019	81.0
Black or African American	857	17.3
American Indian and Alaska Native	20	0.4
Asian	89	1.8
Native Hawaiian and Other Pacific Islander	5	0.1
Some other race	65	1.3
HISPANIC OR LATINO AND RACE		
Total population	4,963	100.0
Hispanic or Latino (of any race)	99	2.0
Mexican	47	0.9
Puerto Rican	7	0.1
Cuban	2	0.0
Other Hispanic or Latino	42	0.8
Not Hispanic or Latino	4,865	98.0
White alone	3,899	78.6
RELATIONSHIP		
Total population	4,963	100.0
In households	4,963	100.0
Householder	1,666	33.6

Subject	Number	Percent
Spouse	1,081	21.8
Child	1,747	35.2
Own child under 18 years	1,313	26.5
Other relatives	270	5.4
Under 18 years	129	2.6
Nonrelatives	199	4.0
Unmarried partner	92	1.9
In group quarters	0	0.0
Institutionalized population	0	0.0
Noninstitutionalized population	0	0.0
HOUSEHOLDS BY TYPE		
Total households	1,666	100.0
Family households (families)	1,382	83.0
With own children under 18 years	724	43.5
Married-couple family	1,081	64.9
With own children under 18 years	553	33.2
Female householder, no husband present	213	12.8
With own children under 18 years	128	7.7
Nonfamily households	284	17.0
Householder living alone	221	13.3
Householder 65 years and over	52	3.1
Households with individuals under 18 years	803	48.2
Households with individuals 65 years and over	219	13.1
Average household size	2.98	(X)
Average family size	3.24	(X)
HOUSING OCCUPANCY		
Total housing units	1,711	100.0
Occupied housing units	1,666	97.4
Vacant housing units	45	2.6
For seasonal, recreational, or occasional use	1	0.1
Homeowner vacancy rate (percent)	1.1	(X)
Rental vacancy rate (percent)	7.5	(X)
HOUSING TENURE		
Occupied housing units	1,666	100.0
Owner-occupied housing units	1,443	86.6
Renter-occupied housing units	223	13.4
Average household size of owner-occupied unit	2.98	(X)
Average household size of renter-occupied unit	2.99	(X)

(X) Not applicable

¹ Other Asian alone, or two or more Asian categories.

² Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

³ In combination with one or more other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrices P1, P3, P4, P8, P9, P12, P13, P.17, P18, P19, P20, P23, P27, P28, P33, PCT5, PCT8, PCT11, PCT15, H1, H3, H4, H5, H11, and H12.



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DP-2. Profile of Selected Social Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Census Tract 205.05, Hamilton County, Ohio

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/efsf3.htm>.

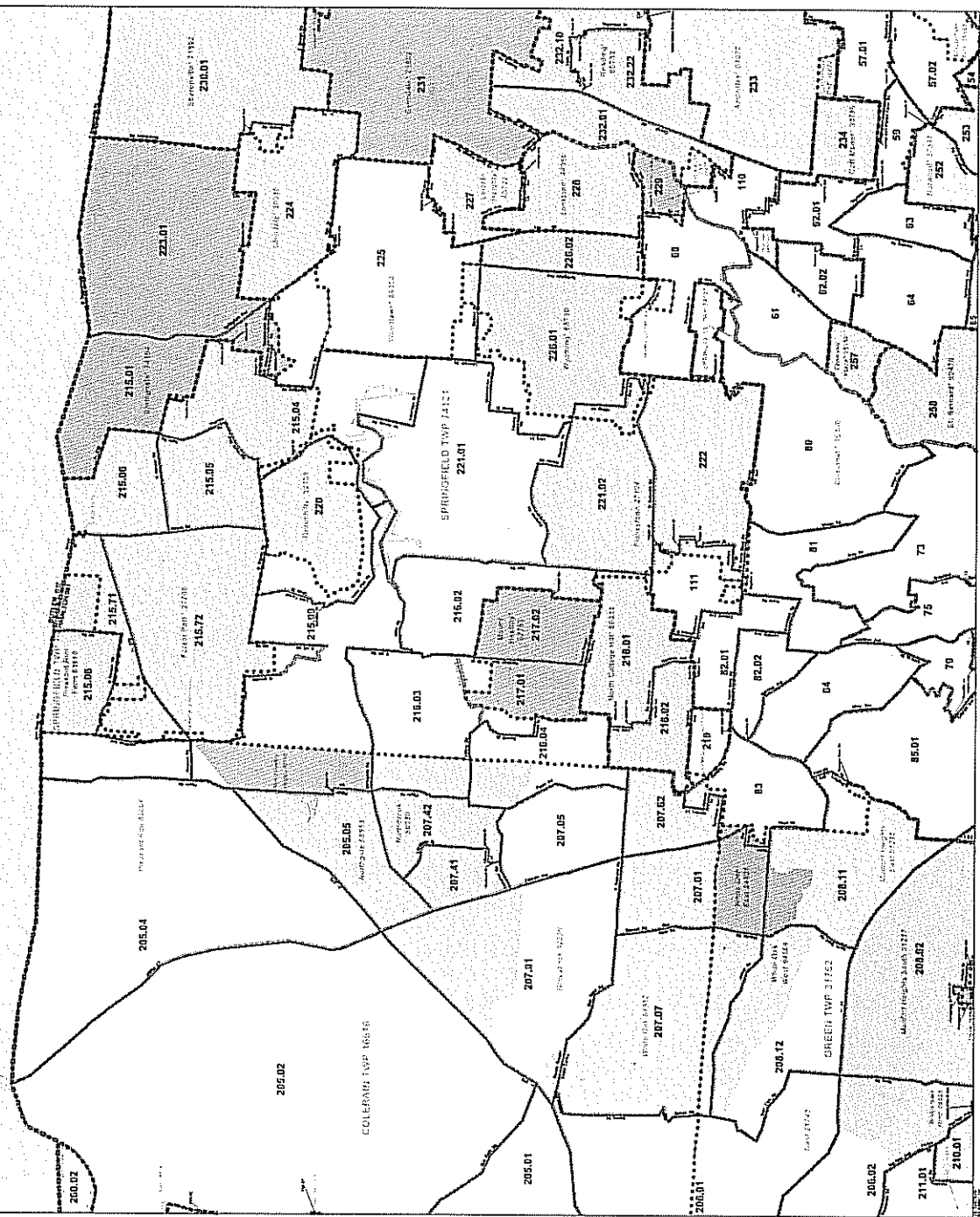
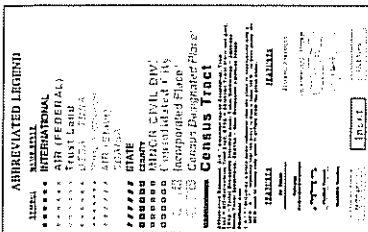
Subject	Number	Percent
SCHOOL ENROLLMENT		
Population 3 years and over enrolled in school	1,484	100.0
Nursery school, preschool	76	5.3
Kindergarten	83	5.6
Elementary school (grades 1-8)	658	47.0
High school (grades 9-12)	350	23.6
College or graduate school	275	18.5
EDUCATIONAL ATTAINMENT		
Population 25 years and over	3,046	100.0
Less than 9th grade	103	3.4
9th to 12th grade, no diploma	499	16.4
High school graduate (includes equivalency)	1,277	41.9
Some college, no degree	714	23.4
Associate degree	179	5.9
Bachelor's degree	208	6.8
Graduate or professional degree	66	2.2
Percent high school graduate or higher	80.2	(X)
Percent bachelor's degree or higher	9.0	(X)
MARITAL STATUS		
Population 15 years and over	3,728	100.0
Never married	980	26.3
Now married, except separated	2,320	62.2
Separated	28	0.8
Widowed	82	2.2
Female	71	1.9
Divorced	318	8.5
Female	189	5.1
GRANDPARENTS AS CAREGIVERS		
Grandparent living in household with one or more own grandchildren under 18 years	174	100.0
Grandparent responsible for grandchildren	46	26.4
VETERAN STATUS		
Civilian population 18 years and over	3,476	100.0
Civilian veterans	557	16.0
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION		
Population 5 to 20 years	1,365	100.0
With a disability	105	7.7
Population 21 to 64 years	2,916	100.0
With a disability	525	18.0
Percent employed	78.3	(X)
No disability	2,391	82.0
Percent employed	79.1	(X)
Population 65 years and over	292	100.0
With a disability	141	48.3
RESIDENCE IN 1995		
Population 5 years and over	4,573	100.0
Same house in 1995	2,983	65.2
Different house in the U.S. in 1995	1,564	34.2
Same county	1,028	22.5
Different county	536	11.7
Same state	367	8.0
Different state	189	3.7
Elsewhere in 1995	26	0.6
NATIVITY AND PLACE OF BIRTH		
Total population	4,963	100.0
Native	4,929	99.3
Born in United States	4,893	98.6
State of residence	3,824	77.1
Different state	1,069	21.5
Born outside United States	36	0.7
Foreign born	34	0.7
Entered 1990 to March 2000	15	0.3
Naturalized citizen	12	0.2
Not a citizen	22	0.4

2000 - 2006 Population Change

Jurisdiction	Census 2000	2001	2002	2003	2004	2005	2006	Change 2005 - 2006		Change 2000 - 2006	
								Numeric	Percent	Numeric	Percent
Addyston village	1,010	1,009	999	991	974	954	841	-13	-1.4%	-69	-6.8%
Amberley village	3,425	3,415	3,364	3,330	3,307	3,271	3,537	268	8.1%	112	3.3%
Anderson township	43,857	43,877	43,256	42,598	42,001	41,523	40,986	-537	-1.3%	-2,871	-6.5%
Arlington Heights village	899	898	871	852	837	819	802	-17	-2.1%	-97	-10.8%
Blue Ash city	12,513	12,447	12,270	12,057	11,904	11,729	12,698	669	5.7%	185	1.5%
Cheviot city	8,015	8,000	8,723	8,541	8,380	8,253	8,049	-174	-2.1%	-966	-10.7%
Cincinnati city	331,265	331,369	331,305	332,225	332,468	331,310	332,652	942	0.3%	967	0.3%
Cleves village	2,790	2,757	2,703	2,647	2,601	2,570	2,534	-36	-1.4%	-256	-9.2%
Columbian township	60,144	60,221	59,466	58,544	57,948	57,267	62,505	4,938	8.5%	2,051	3.4%
Columbia township	4,819	4,568	4,541	4,487	4,444	4,411	4,411	-67	-1.5%	-208	-4.5%
Crosby township	2,748	2,777	2,763	2,764	2,746	2,781	2,827	36	1.3%	79	2.9%
Deer Park city	5,962	5,965	5,989	5,777	5,876	5,908	5,496	-112	-2.0%	-486	-8.1%
Dahl township	30,104	29,944	30,433	30,968	30,885	30,276	31,147	871	2.9%	1,043	3.5%
Edinwood Place village	2,681	2,645	2,560	2,534	2,487	2,435	2,381	-54	-2.2%	-300	-11.2%
Evendale village	3,050	3,071	3,026	2,979	2,929	2,876	2,823	-53	-1.8%	-267	-8.6%
Fairfax village	1,938	1,927	1,894	1,851	1,817	1,780	1,757	-13	-0.7%	-171	-8.8%
Forest Park city	19,463	19,350	19,001	18,636	18,362	18,042	17,700	-342	-1.9%	-1,763	-9.1%
Glendale village	2,168	2,164	2,183	2,171	2,161	2,135	2,102	-33	-1.5%	-85	-3.9%
Gull Manor village	3,999	3,950	3,872	3,780	3,722	3,677	3,602	-75	-2.0%	-397	-9.9%
Green township	55,860	56,428	56,878	57,095	57,255	57,509	61,144	3,635	6.3%	5,484	9.8%
Greenhills village	4,103	4,070	4,006	3,987	3,828	3,752	3,675	-77	-2.1%	-428	-10.4%
Harrison city	7,487	7,509	7,427	7,470	7,577	7,808	8,313	504	6.5%	825	11.0%
Harrison township	4,982	5,037	5,021	5,133	5,145	5,425	5,385	-39	-0.7%	404	8.1%
Lincoln Heights village	4,113	4,085	4,011	3,934	3,875	3,811	3,747	-64	-1.7%	-366	-8.9%
Lockland village	3,707	3,658	3,594	3,508	3,447	3,399	3,321	-67	-2.0%	-385	-10.4%
Loveland city (pt.)	9,561	9,592	9,334	9,167	9,092	8,995	8,910	-85	-0.9%	-451	-4.8%
Madison city	8,923	8,877	8,742	8,560	8,456	8,318	8,153	-165	-2.0%	-770	-8.6%
Marion township	3,408	3,367	3,304	3,237	3,180	3,122	3,055	-66	-2.1%	-352	-10.3%
Miami township	9,893	9,239	9,582	10,457	10,452	11,180	11,087	-93	-0.8%	1,994	21.5%
Milford city (pt.)	35	35	37	39	39	38	37	-1	-2.5%	2	5.7%
Montgomery city	10,163	10,074	9,909	9,744	10,137	10,000	9,856	-144	-1.4%	-307	-3.0%
Mount Healthy city	7,149	6,972	6,843	6,715	6,708	6,590	6,451	-129	-2.0%	-688	-9.6%
Newtown village	2,420	2,416	2,391	2,342	2,354	2,365	2,382	-4	-0.1%	1,252	52.1%
North Bend village	603	610	600	604	601	611	604	-7	-1.1%	1	0.2%
North College Hill city	10,092	9,987	9,826	9,653	9,519	9,345	9,157	-188	-2.0%	-925	-9.2%
Norwood city	21,675	21,472	21,100	20,711	20,364	19,957	19,532	-435	-2.2%	-2,143	-9.9%
Reading city	11,292	11,157	10,940	10,716	10,510	10,305	10,080	-215	-2.1%	-1,202	-10.6%
Sharonville city (pt.)	11,578	11,500	11,371	11,206	11,060	10,955	10,654	-201	-1.8%	-924	-8.0%
Silverton city	5,178	5,113	5,014	4,910	4,823	4,727	4,680	453	9.6%	2	0.0%
Springdale city	10,593	10,467	10,284	10,095	9,940	9,794	9,640	-154	-1.6%	-923	-8.7%
Springfield township	37,587	37,547	37,016	36,491	36,076	35,661	39,755	3,884	10.9%	2,168	5.8%
St. Bernard city	4,924	4,865	4,765	4,654	4,579	4,522	4,428	-84	-2.1%	-486	-10.1%
Sycamore township	19,675	19,683	19,741	19,543	19,261	19,015	18,725	-290	-1.5%	-950	-4.8%
Symmes township	14,771	14,794	15,001	14,784	14,500	14,427	15,744	1,317	9.1%	973	6.6%
Terrace Park village	2,273	2,254	2,221	2,190	2,169	2,133	2,100	-33	-1.5%	-173	-7.6%
The Village of Indian Hill city	5,907	5,883	5,763	5,681	5,647	5,653	5,644	-9	-0.2%	-283	-4.5%
Whitewater township	5,564	5,641	5,679	5,513	5,578	5,697	5,501	-4	0.1%	37	0.7%
Woodlawn village	2,916	2,784	2,731	2,678	2,630	2,580	2,529	-51	-2.0%	-287	-10.2%
Wyoming city	8,261	8,224	8,080	7,980	7,848	7,707	8,372	695	8.6%	111	1.3%
Hamilton County	845,303	844,559	840,362	836,547	832,250	828,487	822,596	-5,991	-0.7%	-22,707	-2.7%

Source: US Census Bureau Population Estimates
 Note: Communities listed in yellow indicate successful Census Challenges. The 2008 Hamilton County total does not reflect these changes.

CENSUS TRACT OUTLINE MAP (CENSUS 2000)



STATION 0617
DATE 09-08-2009
TIME 14:00
LOCATION 0617
STATUS 0617

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Figure 1 is a schematic diagram of the experimental setup. It shows a subject seated at a table, looking at a video screen. A camera is positioned above the screen. A horizontal bar is placed on the table, with a vertical scale (0 to 10 cm) and a horizontal scale (0 to 10 cm). A vertical line is drawn on the screen, and a horizontal line is drawn on the table. The subject is instructed to move the bar to the vertical line on the screen.

[illegible]

Subject	Number	Percent
REGION OF BIRTH OF FOREIGN BORN		
Total (excluding born at sea)	34	100.0
Europe	10	29.4
Asia	0	0.0
Africa	7	20.6
Oceania	0	0.0
Latin America	17	50.0
Northern America	0	0.0
LANGUAGE SPOKEN AT HOME		
Population 5 years and over	4,573	100.0
English only	4,371	95.6
Language other than English	202	4.4
Speak English less than "very well"	73	1.6
Spanish	114	2.5
Speak English less than "very well"	59	1.3
Other Indo-European languages	72	1.6
Speak English less than "very well"	10	0.2
Asian and Pacific Island languages	12	0.3
Speak English less than "very well"	0	0.0
ANCESTRY (single or multiple)		
Total population	4,963	100.0
Total ancestries reported	4,810	96.9
Arab	0	0.0
Czech ¹	6	0.1
Danish	0	0.0
Dutch	146	2.9
English	222	4.5
French (except Basque) ¹	87	1.8
French Canadian ¹	14	0.3
German	1,586	32.0
Greek	13	0.3
Hungarian	13	0.3
Irish ¹	665	13.4
Italian	223	4.5
Lithuanian	0	0.0
Norwegian	6	0.1
Polish	6	0.1
Portuguese	0	0.0
Russian	5	0.1
Scotch-Irish	123	2.5
Scottish	43	0.9
Slovak	0	0.0
Subsaharan African	21	0.4
Swedish	25	0.5
Swiss	0	0.0
Ukrainian	0	0.0
United States or American	425	8.6
Welsh	11	0.2
West Indian (excluding Hispanic groups)	26	0.5
Other ancestries	1,144	23.1

(X) Not applicable.

¹ The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Ancestry Code List (PDF 35KB)

Place of Birth Code List (PDF 74KB)

Language Code List (PDF 17KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P18, P19, P21, P22, P24, P36, P37, P39, P42, PCT8, PCT16, PCT17, and PCT19

DP-3. Profile of Selected Economic Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Census Tract 205.05, Hamilton County, Ohio

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/notes/expsf3.htm>.

Subject	Number	Percent
EMPLOYMENT STATUS		
Population 16 years and over	3,643	100.0
In labor force	2,797	76.8
Civilian labor force	2,797	76.8
Employed	2,677	73.5
Unemployed	120	3.3
Percent of civilian labor force	4.3	(X)
Armed Forces	0	0.0
Not in labor force	846	23.2
Females 16 years and over		
In labor force	1,274	70.1
Civilian labor force	1,274	70.1

Subject	Number	Percent
POVERTY STATUS IN 1999 (below poverty level)		
Families	41	(X)
Percent below poverty level	(X)	3.0
With related children under 18 years	41	(X)
Percent below poverty level	(X)	5.0
With related children under 5 years	5	(X)
Percent below poverty level	(X)	1.7
Families with female householder, no husband present	28	(X)
Percent below poverty level	(X)	17.8
With related children under 18 years	28	(X)
Percent below poverty level	(X)	25.2
With related children under 5 years	5	(X)
Percent below poverty level	(X)	22.7
Individuals	181	(X)
Percent below poverty level	(X)	3.7
18 years and over	96	(X)
Percent below poverty level	(X)	2.6
65 years and over	0	(X)
Percent below poverty level	(X)	0.0
Related children under 18 years	78	(X)
Percent below poverty level	(X)	5.5
Related children 5 to 17 years	72	(X)
Percent below poverty level	(X)	6.8
Unrelated individuals 15 years and over	46	(X)
Percent below poverty level	(X)	12.4

(X) Not applicable.

Detailed Occupation Code List (PDF 42KB)

Detailed Industry Code List (PDF 44KB)

User note on employment status data (PDF 63KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P56, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

DP-4. Profile of Selected Housing Characteristics: 2000
Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data
Geographic Area: Census Tract 205.05, Hamilton County, Ohio

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/data/c2k0es/expst3.htm>.

Subject	Number	Percent
Total housing units	1,711	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,582	92.5
1-unit, attached	35	2.0
2 units	6	0.4
3 or 4 units	29	1.7
5 to 9 units	44	2.6
10 to 19 units	0	0.0
20 or more units	10	0.6
Mobile home	5	0.3
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	0	0.0
1995 to 1998	108	6.3
1990 to 1994	104	6.1
1980 to 1989	274	16.0
1970 to 1979	403	23.6
1960 to 1969	665	38.9
1940 to 1959	138	8.1
1939 or earlier	19	1.1
ROOMS		
1 room	0	0.0
2 rooms	6	0.4
3 rooms	23	1.3
4 rooms	85	5.0
5 rooms	455	26.6
6 rooms	451	26.4
7 rooms	370	21.6
8 rooms	256	15.0
9 or more rooms	65	3.8
Median (rooms)	6.1	(X)
Occupied Housing Units	1,666	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	179	10.7
1995 to 1998	384	23.0
1990 to 1994	359	21.5
1980 to 1989	263	15.6

Subject	Number	Percent
POVERTY STATUS IN 1999 (below poverty level)		
Families	69	(X)
Percent below poverty level	(X)	5.6
With related children under 18 years	58	(X)
Percent below poverty level	(X)	7.8
With related children under 5 years	0	(X)
Percent below poverty level	(X)	0.0
Families with female householder, no husband present	42	(X)
Percent below poverty level	(X)	13.4
With related children under 18 years	31	(X)
Percent below poverty level	(X)	14.9
With related children under 5 years	0	(X)
Percent below poverty level	(X)	0.0
Individuals	360	(X)
Percent below poverty level	(X)	7.9
18 years and over	199	(X)
Percent below poverty level	(X)	6.6
65 years and over	30	(X)
Percent below poverty level	(X)	8.5
Related children under 18 years	161	(X)
Percent below poverty level	(X)	10.5
Related children 5 to 17 years	161	(X)
Percent below poverty level	(X)	13.7
Unrelated individuals 15 years and over	97	(X)
Percent below poverty level	(X)	20.6

(X) Not applicable.

Detailed Occupation Code List (PDF 42KB)

Detailed Industry Code List (PDF 44KB)

User note on employment status data (PDF 63KB)

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P59, P62, P63, P64, P65, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

DP-4. Profile of Selected Housing Characteristics: 2000

Data Set: Census 2000 Summary File 3 (SF 3) - Sample Data

Geographic Area: Census Tract 207.42, Hamilton County, Ohio

NOTE: Data based on a sample except in P3, P4, H3, and H4. For information on confidentiality protection, sampling error, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datatoc/expst3.htm>.

Subject	Number	Percent
Total housing units	1,648	100.0
UNITS IN STRUCTURE		
1-unit, detached	1,297	78.7
1-unit, attached	43	2.6
2 units	0	0.0
3 or 4 units	0	0.0
5 to 9 units	58	3.5
10 to 19 units	214	13.0
20 or more units	36	2.2
Mobile home	0	0.0
Boat, RV, van, etc.	0	0.0
YEAR STRUCTURE BUILT		
1999 to March 2000	8	0.5
1995 to 1998	16	1.0
1990 to 1994	10	0.6
1980 to 1989	44	2.7
1970 to 1979	308	18.7
1960 to 1969	767	46.5
1940 to 1959	466	28.3
1939 or earlier	29	1.8
ROOMS		
1 room	19	1.2
2 rooms	27	1.6
3 rooms	71	4.3
4 rooms	87	5.3
5 rooms	616	37.4
6 rooms	412	25.0
7 rooms	233	14.1
8 rooms	121	7.3
9 or more rooms	62	3.8
Median (rooms)	5.5	(X)
Occupied Housing Units	1,614	100.0
YEAR HOUSEHOLDER MOVED INTO UNIT		
1999 to March 2000	297	18.4
1995 to 1998	279	17.3
1990 to 1994	274	17.0
1980 to 1989	304	18.8

Subject	Number	Percent
1970 to 1979	235	14.6
1980 or earlier	225	13.9
VEHICLES AVAILABLE		
None	81	5.0
1	597	37.0
2	599	37.1
3 or more	337	20.9
HOUSE HEATING FUEL		
Utility gas	1,224	75.8
Bottled, tank, or LP gas	11	0.7
Electricity	379	23.5
Fuel oil, kerosene, etc.	0	0.0
Coal or coke	0	0.0
Wood	0	0.0
Solar energy	0	0.0
Other fuel	0	0.0
No fuel used	0	0.0
SELECTED CHARACTERISTICS		
Lacking complete plumbing facilities	0	0.0
Lacking complete kitchen facilities	0	0.0
No telephone service	9	0.6
OCCUPANTS PER ROOM		
Occupied housing units	1,614	100.0
1.00 or less	1,549	96.0
1.01 to 1.50	56	3.5
1.51 or more	9	0.6
Specified owner-occupied units	1,139	100.0
VALUE		
Less than \$50,000	31	2.7
\$50,000 to \$99,999	971	85.3
\$100,000 to \$149,999	104	9.1
\$150,000 to \$199,999	24	2.1
\$200,000 to \$299,999	0	0.0
\$300,000 to \$499,999	9	0.8
\$500,000 to \$999,999	0	0.0
\$1,000,000 or more	0	0.0
Median (dollars)	76,900	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS		
With a mortgage	962	84.5
Less than \$300	28	2.5
\$300 to \$499	72	6.3
\$500 to \$699	213	18.7
\$700 to \$999	368	32.3
\$1,000 to \$1,499	251	22.0
\$1,500 to \$1,999	22	1.9
\$2,000 or more	8	0.7
Median (dollars)	807	(X)
Not mortgaged	177	15.5
Median (dollars)	244	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	378	33.2
15 to 19 percent	268	23.5
20 to 24 percent	164	14.4
25 to 29 percent	63	5.5
30 to 34 percent	32	2.8
35 percent or more	227	19.9
Not computed	7	0.6
Specified renter-occupied units	458	100.0
GROSS RENT		
Less than \$200	0	0.0
\$200 to \$299	0	0.0
\$300 to \$499	122	26.6
\$500 to \$749	171	37.3
\$750 to \$999	146	31.9
\$1,000 to \$1,499	9	2.0
\$1,500 or more	0	0.0
No cash rent	10	2.2
Median (dollars)	606	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN 1999		
Less than 15 percent	77	16.8
15 to 19 percent	77	16.8
20 to 24 percent	84	18.3
25 to 29 percent	53	11.6
30 to 34 percent	43	9.4
35 percent or more	114	24.9
Not computed	10	2.2

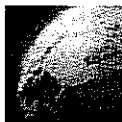
(X) Not applicable.

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices H1, H7, H20, H23, H24, H30, H34, H36, H40, H43.

H44, H48, H51, H52, H63, H69, H74, H76, H90, H91, and H94

U.S. Census Bureau

American FactFinder



TM-H001. Total Housing Units: 2000

Universe: Housing units

Data Set: Census 2000 Summary File 1 (SF 1) 100-Percent Data

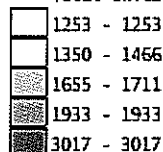
45251 5-Digit ZCTA, 452 3-Digit ZCTA by Census Tract

NOTE: For information on confidentiality protection, nonsampling error, definitions, and count corrections see <http://factfinder.census.gov/home/en/datanotes/expsf1u.htm>.

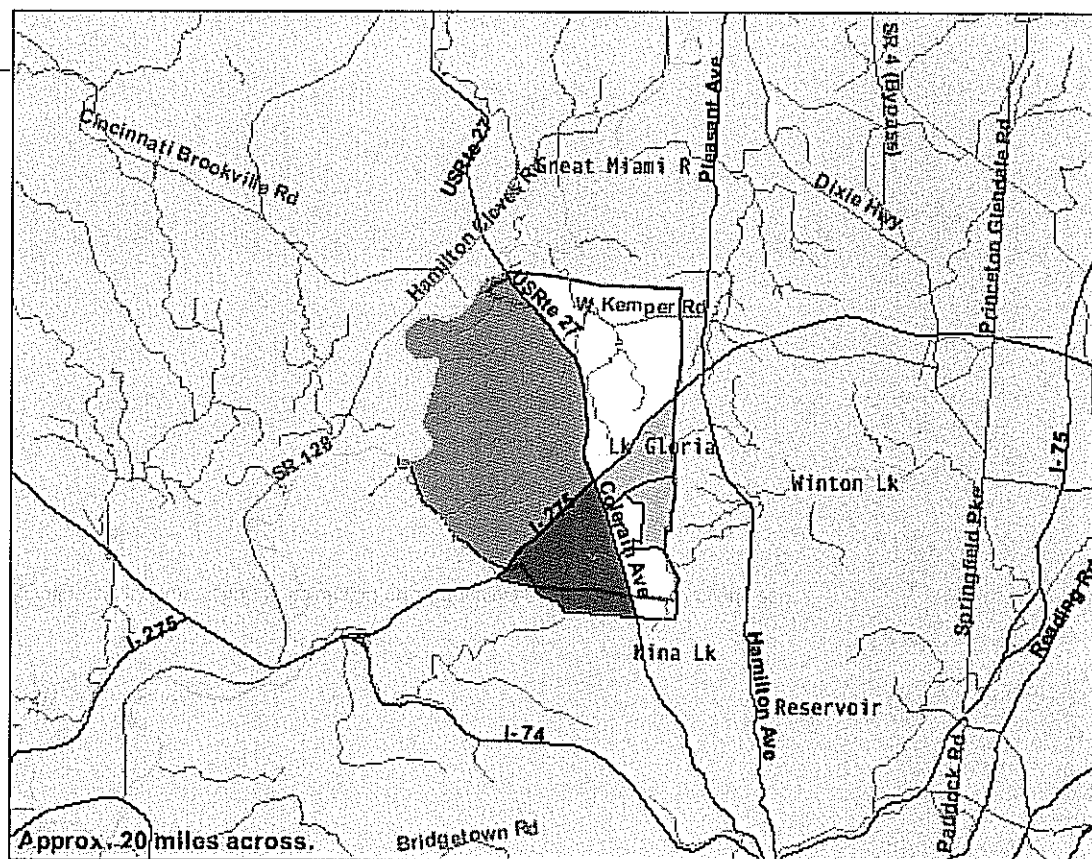
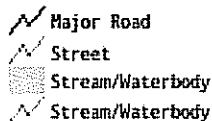
Legend

Data Classes

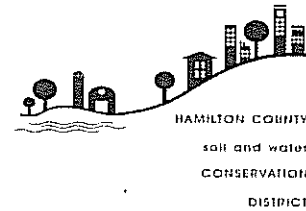
Total Units



Features



Source: U.S. Census Bureau, Census 2000 Summary File 1, Matrix H1.



April 3, 2007

Kevin Schwartzhoff, Director
Colerain Township Parks and Services
4725 Springdale Road
Colerain Township, OH 45251-1419

Subject: Colerain Township Purchase of Property at 3514 Bevis Lane

Dear Mr. Schwartzhoff,

I understand that Colerain Township Parks and Services is submitting a Clean Ohio fund application for the purchase of land at 3514 Bevis Lane in Colerain Township, next to the existing Clippard Park. If successfully purchased, it is commendable that your department would like to incorporate a rain garden on site to help filter storm water runoff. If the property is purchased, the Hamilton County Soil & Water Conservation District would welcome the opportunity to provide technical support with respect to rain garden design and development of any other storm water best management practices (BMP). Incorporation of such practices would provide valuable storm water filtration within the Mill Creek watershed. With any storm water BMP, the District recommends a maintenance plan and dedicated easement to ensure long term access and protection. If you would like more information on rain gardens or other BMPs, feel free to contact me at (513) 772-7645 ext. 15 or brian.bohl@hamilton-co.org.

Sincerely,

Brian Bohl

Brian Bohl, CPESC
Stream Specialist



TO: Mr. Kevin Schwarthoff, Colerain Township Parks Dept.
FROM: David L. Rivers, Secretary, Mt. Healthy Chapter, IWLA
DATE: 4/4/08
RE: Our support for Clean Ohio Grant

Dear Kevin,

As the Recording Secretary of Mt. Healthy Chapter of The Izaak Walton League of America, I am providing you with our letter of support from The Chapter's Board of Directors to pursue the purchase the property on Bevis Lane, adjacent to our own Chapter's grounds. We believe in this project and are unanimously behind your effort. The Chapter, understandably, has a stake in this project as a good neighbor and as an organization in the community that supports the Colerain Parks Dept. and the preservation of greenspace. Again, our support to you for this endeavor and best wishes for successful attainment.

Please let the Mt. Healthy Chapter know if there is anything else we can do to get behind this wonderful opportunity and significant goal for the Parks Department.

Respectfully submitted,

David L. Rivers,
Recording Secretary
Mt. Healthy Chapter
Izaak Walton League of America